

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

Cliff Morton Development and Business Services Center  
1901 S. Alamo Street  
First Floor

**June 16, 2009**  
**Tuesday, 12:45 PM**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Vacant – District 7
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

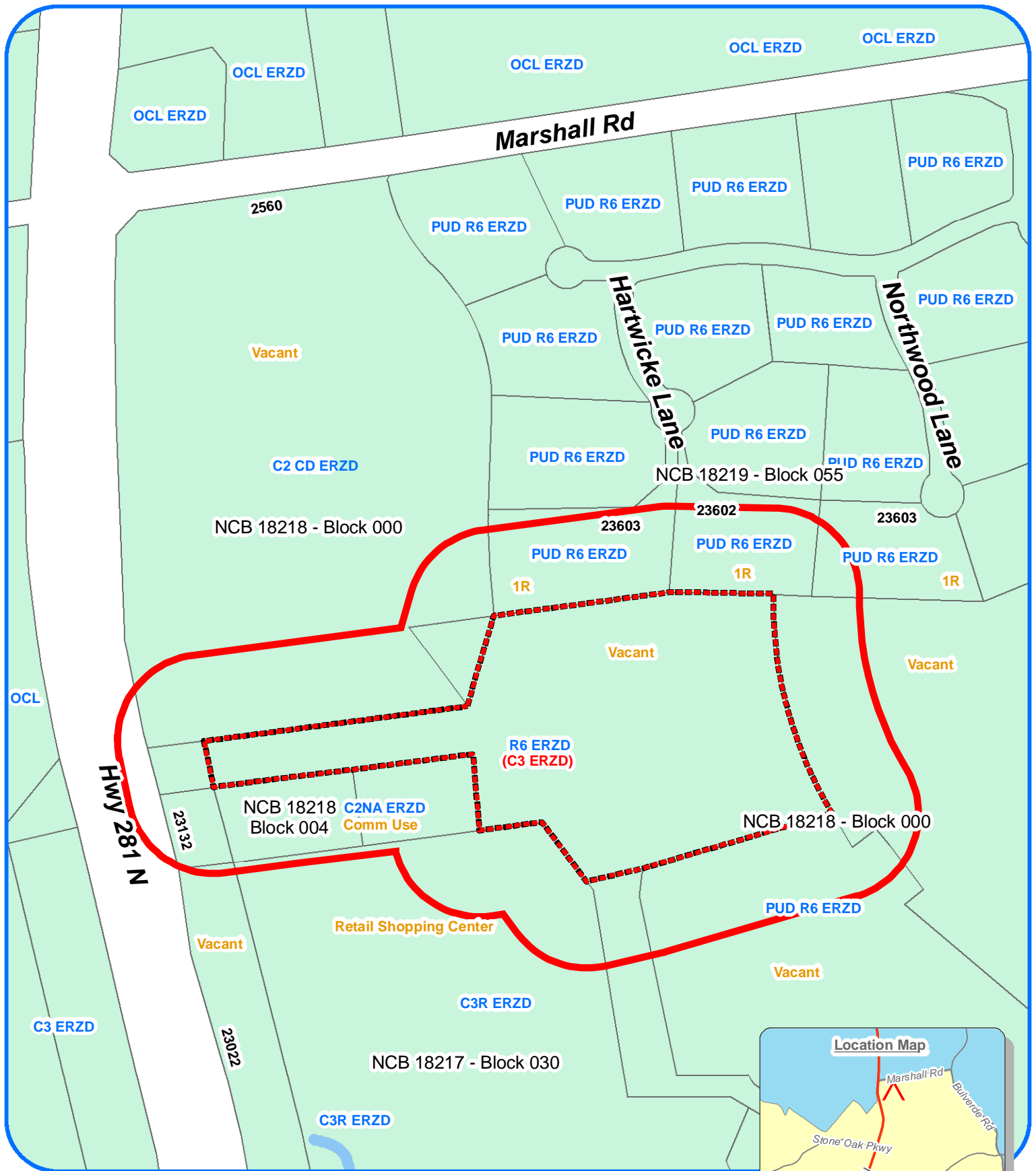
1. **12:45 P.M. Tobin Room** - Work Session on related items and discussion of policies and administrative procedures and any items for consideration on the agenda for June 16, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of May 5, 2009 and June 2, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2008064 ERZD:** A request for a change in zoning from “R-6 ERZD” Residential Single Family Edwards Recharge Zone District to “C-3 ERZD” General Commercial Edwards Recharge Zone District on Parcel 25A and Parcel 27, NCB 18218, save and except 0.4592 acres out of NCB 18218, 23000 Block of US Highway 281 North. (Council District 9)
7. **ZONING CASE NUMBER Z2008256 ERZD:** A request for a change in zoning from “C-2” Commercial District, “C-2 ERZD” Commercial Edwards Recharge Zone District, “C-3” General Commercial District, “C-3 ERZD” General Commercial Edwards Recharge Zone District and “I-1” General Industrial District to “C-3NA” General Commercial District, Nonalcoholic Sales and “C-3NA ERZD” General Commercial Edwards Recharge Zone District, Nonalcoholic Sales on Lot 1, Block 2, NCB 17402, 5003, 5019, 5039, 5119, and 5131 Beckwith Boulevard. (Council District 8)
8. **ZONING CASE NUMBER Z2009076 ERZD:** A request for a change in zoning from “NP-10 ERZD MLOD-1” Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and “QD S ERZD MLOD-1” Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to “MPCD ERZD MLOD-1” Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 on 389.53 acres out of NCB 19221, 19101 North US Highway 281 and 19300 Classen Crest. (Council District 9)

9. **ZONING CASE NUMBER Z2008180:** A request for a change in zoning from “C-2 MLOD-1” Commercial, Camp Bullis Military Lighting Overlay District, “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay District, “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting Overlay District and “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay District to “MPCD MLOD-1” Master Planned Community District, Camp Bullis Military Lighting Overlay District and “MPCD GC-1 MLOD-1” Master Planned Community District Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District on 89.367 acres out of Lot 5, Block 1, NCB 14858, 15000 Block of Interstate Highway 10 West, 5000 Block of Loop 1604 West, 5400 Block of Presidio Parkway and 15700 Block of Vance Jackson Road. (Council District 8)
10. **ZONING CASE NUMBER Z2009088:** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Military Lighting Overlay District-1 and “R-6 GC-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Overlay Military Lighting Overlay District-1 to “C-3 MLOD-1” General Commercial Military Lighting Overlay District-1 and “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District-1 on 3.584 acres out of NCB 34761, 0.29 of an acre out of NCB 34780, and 0.104 of an acre out of CB 4761, 6194 Old Camp Bullis Road. (Council District 8)
11. **ZONING CASE NUMBER Z2009094:** A request for a change in zoning from “R-4” Residential Single-Family District and “I-1” General Industrial District to “C-2” Commercial District on Lots 42, 43, 44, 87 and 88, Block 9, NCB 3128 and Lot A-15, NCB 3852, 2701 South Presa Street. (Council District 5)
12. **ZONING CASE NUMBER Z2009095 CD:** A request for a change in zoning from “I-1” General Industrial District to “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales on the south 54.9 feet of the north 108.9 feet of Lots 13, 14 and 15, Block 24, NCB 2094, 1506 North Zarzamora. (Council District 1)
13. **ZONING CASE NUMBER Z2009097:** A request for a change in zoning from “R-5” Residential Single-Family District and “C-3” General Commercial District to “C-3” General Commercial District (15.124 acres) and “MF-33” Multi-Family District (12.116 acres) on 27.24 acres out of NCB 10675, NCB 10677, NCB 13143, and NCB 13144, 3860 IH 10 East. (Council District 2)
14. **ZONING CASE NUMBER Z2009108:** A request for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on Lot 28, Block 2, NCB 12572, 1039 NE Loop 410. (Council District 10)
15. **ZONING CASE NUMBER Z2009109:** A request for a change in zoning from “C-3” General Commercial District to “MF-33” Multi-Family District on 7.615 acres out of NCB 17635 and 18295, Culebra Road and FM 1560. (Council District 6)
16. **ZONING CASE NUMBER Z2009110:** A request for a change in zoning from “R-5” Residential Single Family District to “MF-18” Multi-Family District on the south 104.7 feet of Lots 35, 36 and 37, Block 24, NCB 7330, 126 Dora Street. (Council District 1)
17. **ZONING CASE NUMBER Z2009111:** A request for a change in zoning from “C-3NA” General Commercial Nonalcoholic Sales District to “C-2NA” Commercial Nonalcoholic Sales District on Lot 5, Block 12, NCB 14696, 8800 Block of Oakland Road. (Council District 8)

18. **ZONING CASE NUMBER Z2009112 CD:** A request for a change in zoning from “R-4” Residential Single Family District to “R-4 CD” Residential Single Family District with a conditional use to allow a professional office on Lot F, Block 100, NCB 3368, 1044 Bailey Avenue. (Council District 3)
19. **ZONING CASE NUMBER Z2009113:** A request for a change in zoning from “I-1” General Industrial District to “C-2” Commercial District on Lot 12, Block 2, NCB 15853, 12446 West Avenue. (Council District 9)
20. Consideration of proposed amendments to the Unified Development Code (UDC) related to “FBZD” Form Based Zoning District.
21. Director’s Report – No issue to report.
22. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT**

**Accessibility Statement**

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



## Zoning Case Notification Plan

### Case Z-2008-064 ERZD

Council District 9

Scale: 1" approx. = 300'

Subject Property Legal Description(s): A Portion of Parcels P-25A and P-27 - NCB 18218 - Block 000

#### Legend

- Subject Property (10.6788 Acres) -----
- 200' Notification Buffer —————
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain —————



City of San Antonio - Development Services Dept  
(12/20/2007)



# CASE NO: Z2008064 ERZD

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

**Council District:** 9

**Ferguson Map:** 483 E3

**Applicant Name:**

**Owner Name:**

Brown & Ortiz, P. C. Attorneys at Law

S & A Management, LLC

**Zoning Request:** From "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District.

**Property Location:** Parcel 25A and Parcel 27, NCB 18218, save and except 0.4592 acres out of NCB 18218

23000 Block of US Highway 281 North

Southeast of the intersection of Marshall Road and Highway 281 North

**Proposal:** To allow commercial development

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis will be required at platting or permitting

**Staff Recommendation:**

Approval

The subject property consists of undeveloped land with frontage on Highway 281 North (a freeway). The property is adjacent to C-2 and R-6 zoning to the north, C-2, C-3 and R-6 zoning to the south, Highway 281 North to the west and R-6 zoning to the east. The surrounding land uses consist of vacant land and the Winchester Hills Subdivision to the north; vacant land and a retail shopping center to the south; Highway 281 North to the west and North Pointe Subdivision (currently under construction) to the east. The property directly to the northwest, which is located at 2560 Marshall Road was the subject of rezoning case (Z2008038) in which the applicant was granted a zoning change from R-6 ERZD Residential Single Family Edwards Recharge Zone District and C-2 ERZD Commercial Edwards Recharge Zone District to C-2 CD ERZD Commercial Edwards Recharge Zone District with a Conditional Use for an Indoor Theater Permitting Over 2 but not exceeding 4 Screens and/or Stages.

The applicant is requesting this zoning change to allow the development of commercial retail stores, restaurants and a hotel. Staff finds the request for commercial zoning to be appropriate given the subject property's location along a freeway and the prevalence of commercial zoning to the north and south. C-3 zoning is most appropriate at the intersections of major thoroughfares, arterials, commercial nodes, or along freeway frontages; the access to this parcel is one block removed from the intersection of Highway 281 North and Marshall Road, a Secondary Arterial "Type A" street as identified in the City of San Antonio Major Thoroughfare Plan. Furthermore, commercial zoning would provide opportunities for service and retail uses that would compliment and serve the extensive neighboring residential developments in the immediate area. A Type C (15 foot) landscape buffer will be required along the north, east and southeast property lines adjacent to residential zoning and uses.

SAWS Summary:

# **CASE NO: Z2008064 ERZD**

## **Final Staff Recommendation - Zoning Commission**

---

1. SAWS staff recommends approval of the proposed land use.
2. The property is classified as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50%.

**CASE MANAGER :** Brenda Valadez 207-7945

DEVELOPMENT SERVICES  
RECEIVED

**SAN ANTONIO WATER SYSTEM**  
**Interdepartmental Correspondence Sheet**

2009 MAY 28 AM 10: 04

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Patricia M. Garza, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2008064 (Commercial Development)

**Date:** May 27, 2009

**SUMMARY**

A request for a change in zoning has been made for an approximate 11.2268-acre tract located on the city's north side. A change in zoning from **R-6 ERZD** to **C-3 ERZD** is being requested by the applicant, Brown, P.C., by Mr. Kenneth W. Brown. The change in zoning has been requested to allow for a hotel/motel development.

**As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".**

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

**LOCATION**

The subject property is located in City Council District 9, off of Hwy 281 North between Marshall Road to the North and Stone Oak to the South. The entire tract lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

## **SITE EVALUATION**

### **1. Development Description:**

The proposed change is from R-6 ERZD to C-3 ERZD and will allow for the construction of a hotel development. Currently the site is covered in native vegetation and undeveloped.

### **2. Surrounding Land Uses:**

Winchester Hills Subdivision is located to the north of the subject property. To the south and east of the subject property construction has started for the North Pointe Subdivision. Highway 281 bounds the west side of the property.

### **3. Water Pollution Abatement Plan:**

The 11.686 Acre Tract Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on July 11, 2008. According to the geologic assessment in the WPAP, there are no sensitive geologic features located on the site.

### **4. Geologic Conditions:**

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on November 27, 2007, and again on May 19, 2008, to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a moderately to heavily vegetated parcel, approximately 16.433 acres in area. The entire subject site was observed to be undeveloped. Moderate exposure of bedrock was observed throughout the subject site. The exposed soil and bedrock were moderately obscured by placement of significant quantities of imported fill material.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Basal Nodular member of the Edwards and Lower Confining Unit Glen Rose Formation. Visual confirmation of this determination could not be done due to the placement of significant quantities of imported fill material throughout the subject site.

The Lower Confining Unit Glen Rose Formation is characterized by the presence of thinly bedded limestone and marl with relatively low porosity and permeability. This member is approximately 350 to 500 feet thick. This formation is the lower confining unit of the Edwards Aquifer.

The subject site was reported to be transected by an inferred fault along the northwest corner of the subject site. No visual evidence of this fault was observed on the subject site.

## **ENVIRONMENTAL CONCERNS**

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### **General Concerns**

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## **ENVIRONMENTAL RECOMMENDATIONS**

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### **Site Specific Recommendations**

1. The applicant agrees not to exceed 50% impervious cover for the entire site.
2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 65% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.

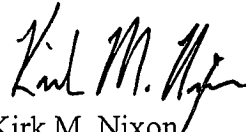
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

#### **General Recommendations**

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade basins will not be allowed on the property.

- B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
- 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
  - 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



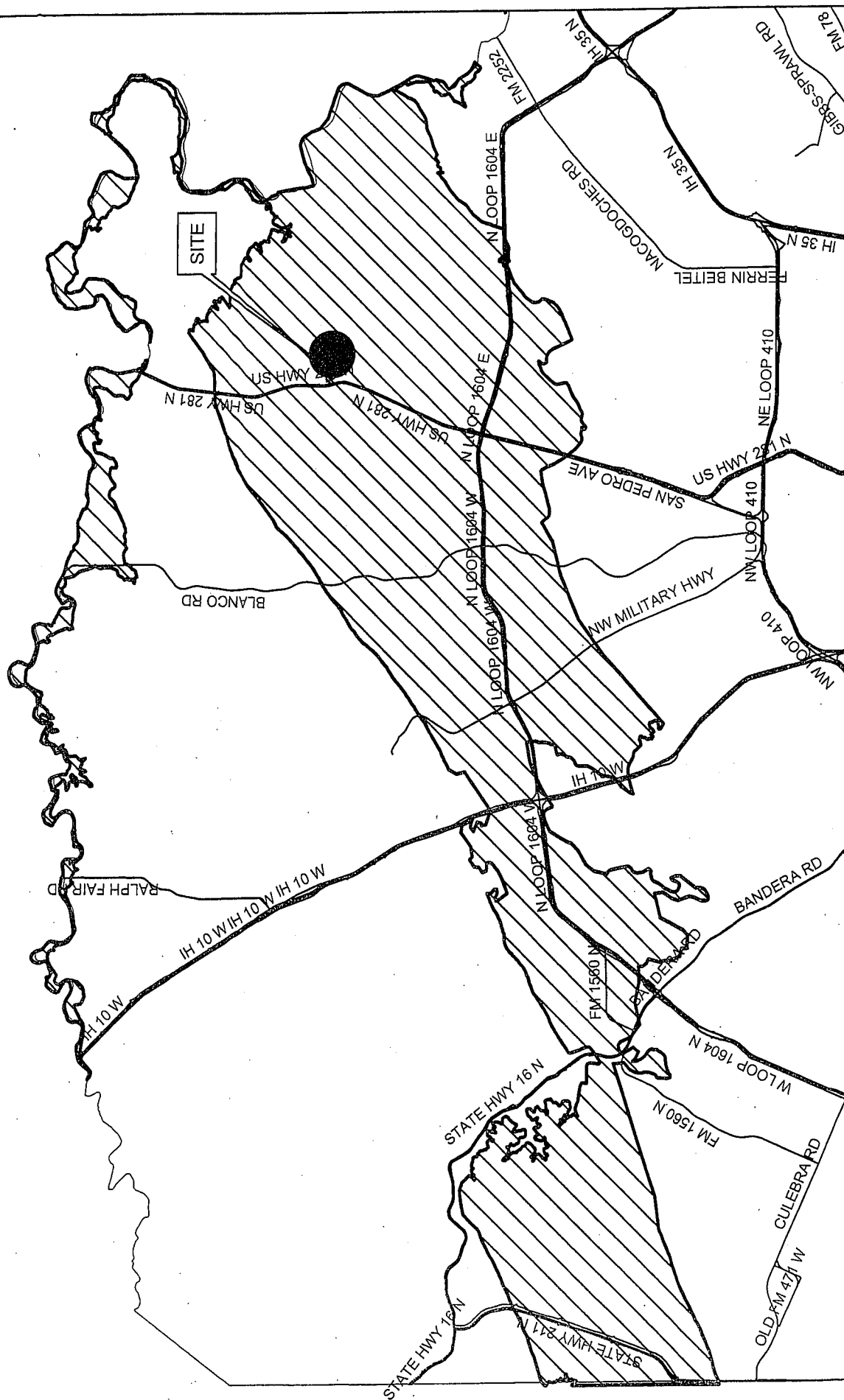
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:PMG



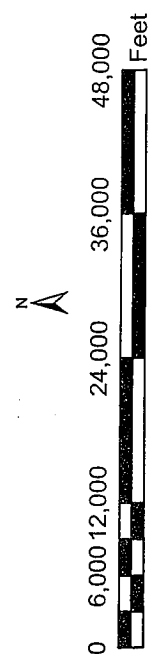
**ZONING CASE: NCB 18218**

ZONING CASE ID: Z2008064

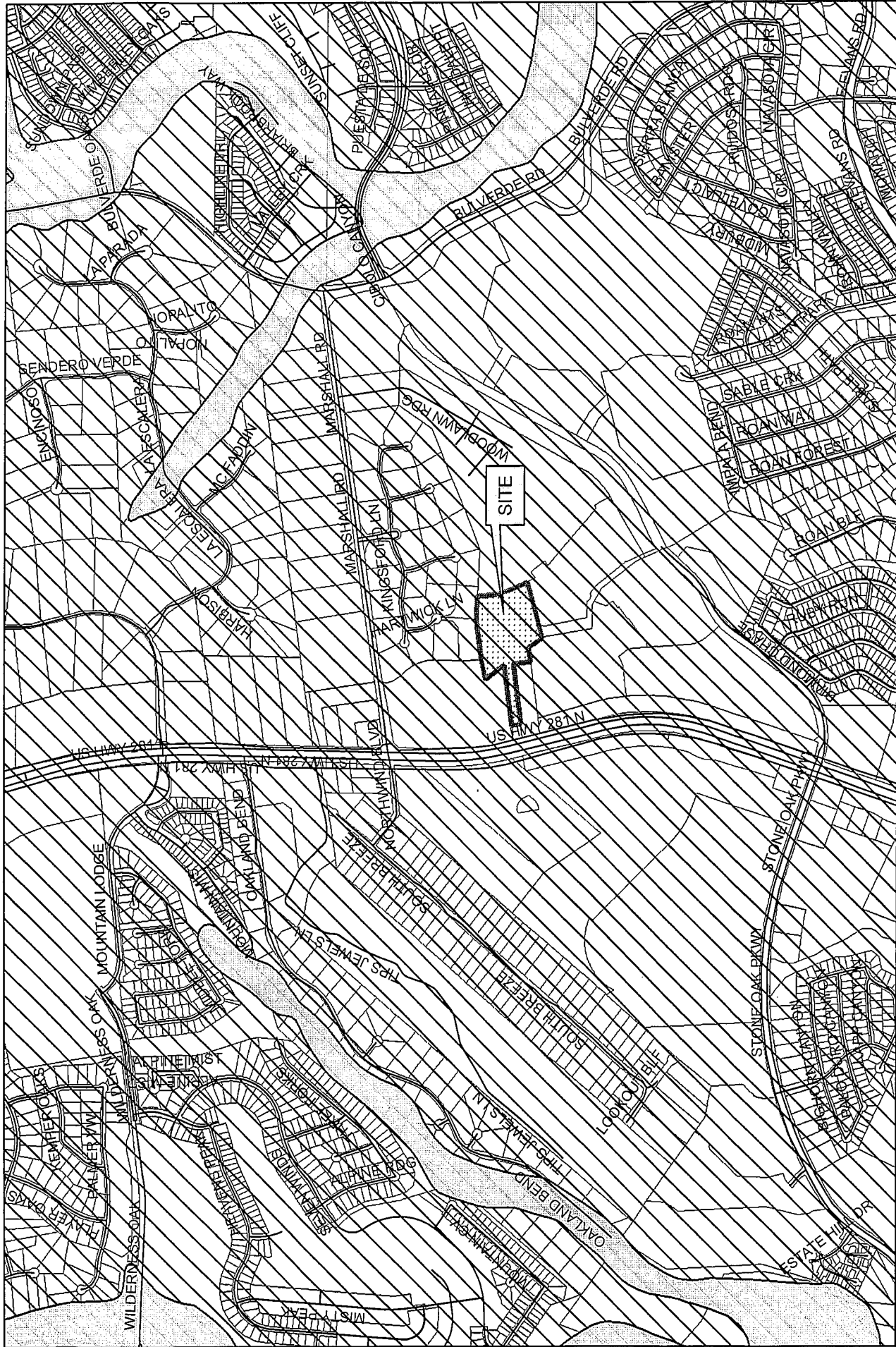
MAP PAGE: 483 E3 X=2144348 Y=13707123

Map Prepared by Aquifer Protection &amp; Evaluation PMG 1/4/08

# FIGURE 1







ZONING CASE: NCB 18218  
ZONING CASE ID: Z2008064  
MAP PAGE: 483 E3 X=2144348 Y=13707123  
Map Prepared by Aquifer Protection & Evaluation PMG 1/4/08

FIGURE 2





Planning & Development Services Dept  
City of San Antonio  
(06/01/2009 - E Hart)

## Final Staff Recommendation - Zoning Commission

SAWS Summary:

# **CASE NO: Z2008256 ERZD**

## **Final Staff Recommendation - Zoning Commission**

---

1. SAWS staff recommends approval of the proposed land use.
2. The property is classified as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50%.

**CASE MANAGER :** Brenda Valadez 207-7945

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

RECEIVED  
09 JUN 11 AM 10:19

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2008256 (Flex Office Warehouse Space)

**Date:** June 11, 2009

**SUMMARY**

A request for a change in zoning has been made for an approximate 12.71-acre tract located on the city's northwest side. A change in zoning from **C-2 & C-3 ERZD to C-3 NA ERZD** (6.94 acres) is being requested by the applicant, Andrew C. Guerrero. The change in zoning has been requested to allow for the development of an office warehouse. The property is classified as Category 2.

**As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".**

Based on the site evaluation of the property, and information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

**LOCATION**

The subject property is located in City Council District 8, at 5131, 5119, 5039, 5019 & 5003 Beckwith Blvd. The 12.71 acre property lies within the Edwards Aquifer Recharge Zone (6.94 acres) and the Contributing within Transition Zone (5.77 acres) (Figures 1 and 2).

## SITE EVALUATION

### 1. Development Description:

The proposed change is from C-2 & C-3 ERZD to C-3 NA ERZD and will allow for the development of an office warehouse. Currently the site has two existing office warehouses (5131, 5119 Beckwith Blvd.) and one new office warehouse (5039 Beckwith Blvd.). Two vacant lots are located at 5019 & 5003 Beckwith Blvd.

### 2. Surrounding Land Uses:

There are vacant properties located to the north of the subject site. A mini-storage business is located to the west of the property. Vance Jackson Rd. borders the eastern boundary of the property. Beckwith Blvd. bounds the southern portion of the subject site.

### 3. Water Pollution Abatement Plan:

The subject property is contained within the Tech Drive Subdivision WPAP, approved by the TCEQ on May 19, 2000. *This approval expires 2 yrs. from the date of the TCEQ approval letter (May 19, 2000) unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

The project was deemed 10% constructed on March 20, 2001, by the TCEQ. The WPAP is still valid unless there are changes proposed to the previously approved WPAP, in which case, a modification would need to be submitted to and approved by the TCEQ.

### 4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on August 20, 2008, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed to be developed as retail facilities within the western half, and undeveloped within the eastern half of the lot, approximately 12.729 acres in area. Three (3) commercial buildings and associated asphalt driveways and parking lots were observed on the western half of the site. The eastern half of the subject site was observed to have undergone preliminary site clearing, but to have retained partial native vegetation.

No exposure of bedrock was observed throughout the entire extent of the property. The subject property was observed with a significant soil cover of several feet depth throughout the entire site.

The site appeared to slope gently to the north and west. Stormwater occurring on the subject site would drain to the south towards Beckwith Road, and to the east towards Vance Jackson.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer on the western half of the subject site and underlain by the Undivided Upper Confining Unit of the Edwards Aquifer on the eastern half of the subject site. This could not be confirmed by visual observation due to the thick soil cover.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 feet thick.

- C. The subject site was observed to be covered with significant soil cover. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

## **ENVIRONMENTAL CONCERNS**

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### **1. Standard Pollution/Abatement Concerns:**

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.
- C. There will be no outside storage of hazardous materials with the potential for contamination of stormwater runoff.

## **ENVIRONMENTAL RECOMMENDATIONS**

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### **Site Specific Recommendations**

1. The impervious cover shall not exceed 50% over the Recharge Zone portion of the property.

2. The SAWS recommendation of 50% maximum impervious cover is based on a revised site plan accurately showing the Recharge Zone acreage (6.94 acres) of the proposed project. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 65% impervious cover.
3. Outside storage and/or use of chemicals shall not be permitted on the site.
4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

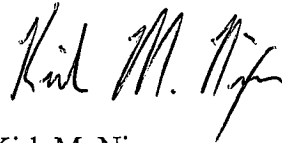


### **General Recommendations**

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
4. If a vegetative filter strip is constructed on the property, the following is required:
  - A. Below grade basins will not be allowed on the site.
  - B. Prior to the start of the vegetative filter strip construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
  - C. After vegetative filter strip construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the vegetative filter strip fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed vegetative filter strip maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.

5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



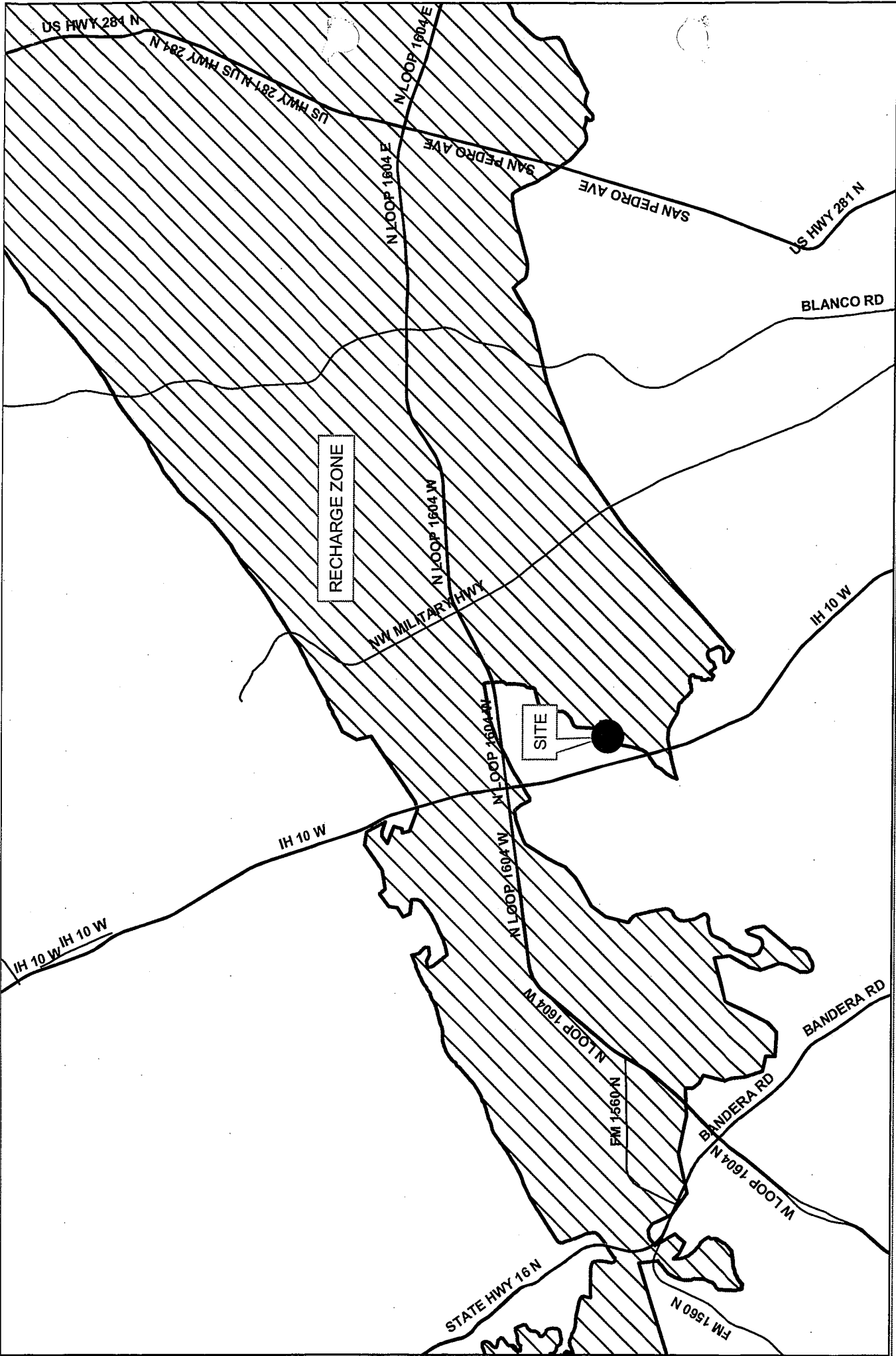
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director  
Resource Protection & Compliance Department

KMN:MAE

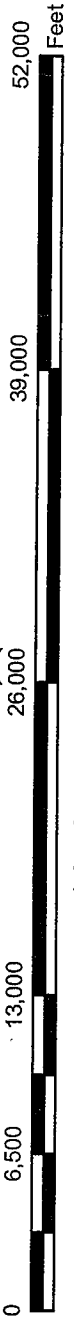


ZONING FILE: FLEX OFFICE WAREHOUSE SPACE (FIGURE 1)

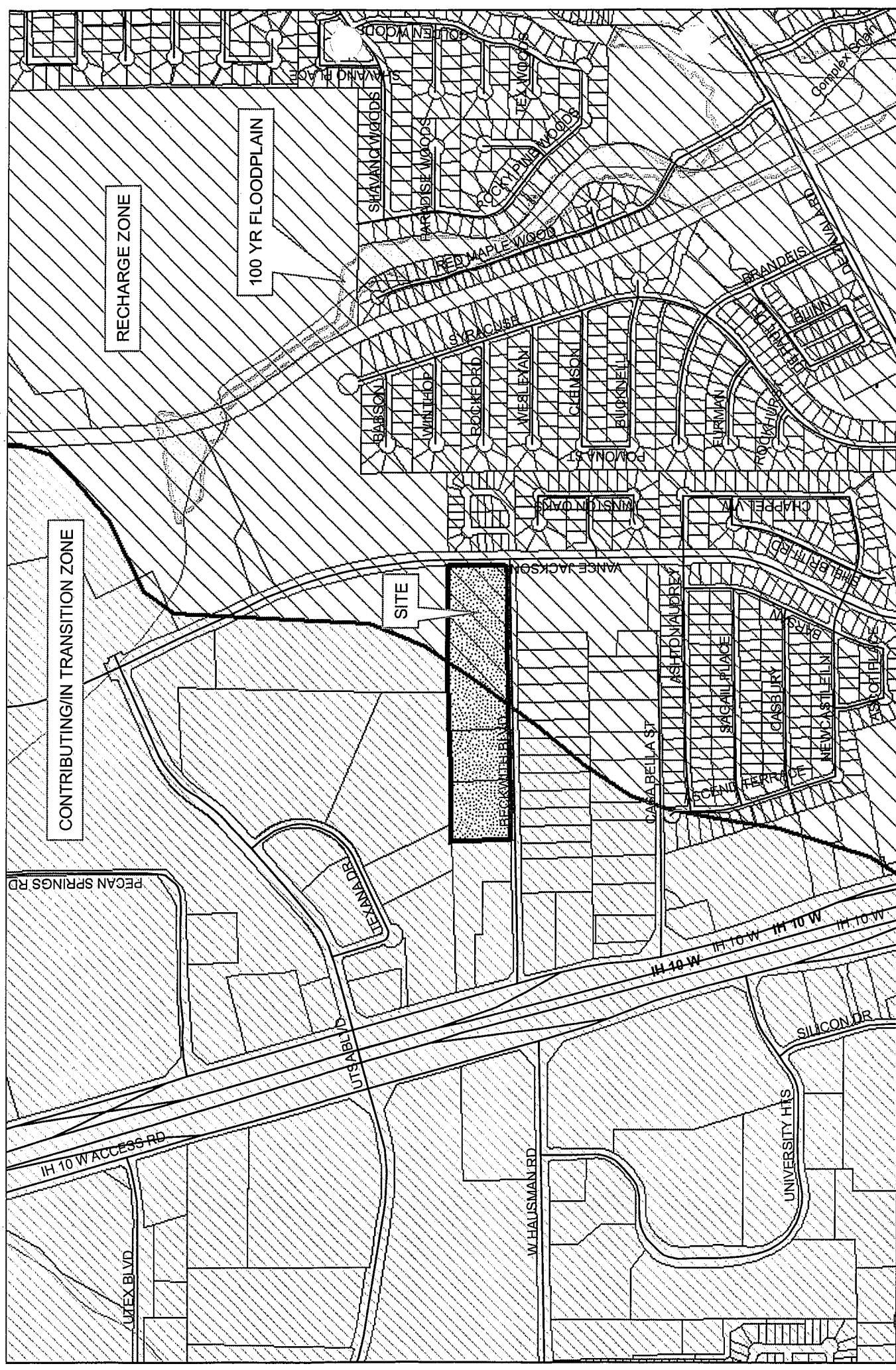
ZONING ID: Z2008256

MAP PAGE: 514, E7 X= 2099493 Y= 13756294

Map Prepared by Aquifer Protection & Evaluation MAE 8/18/2008



1 inch equals 7,687.381332 feet



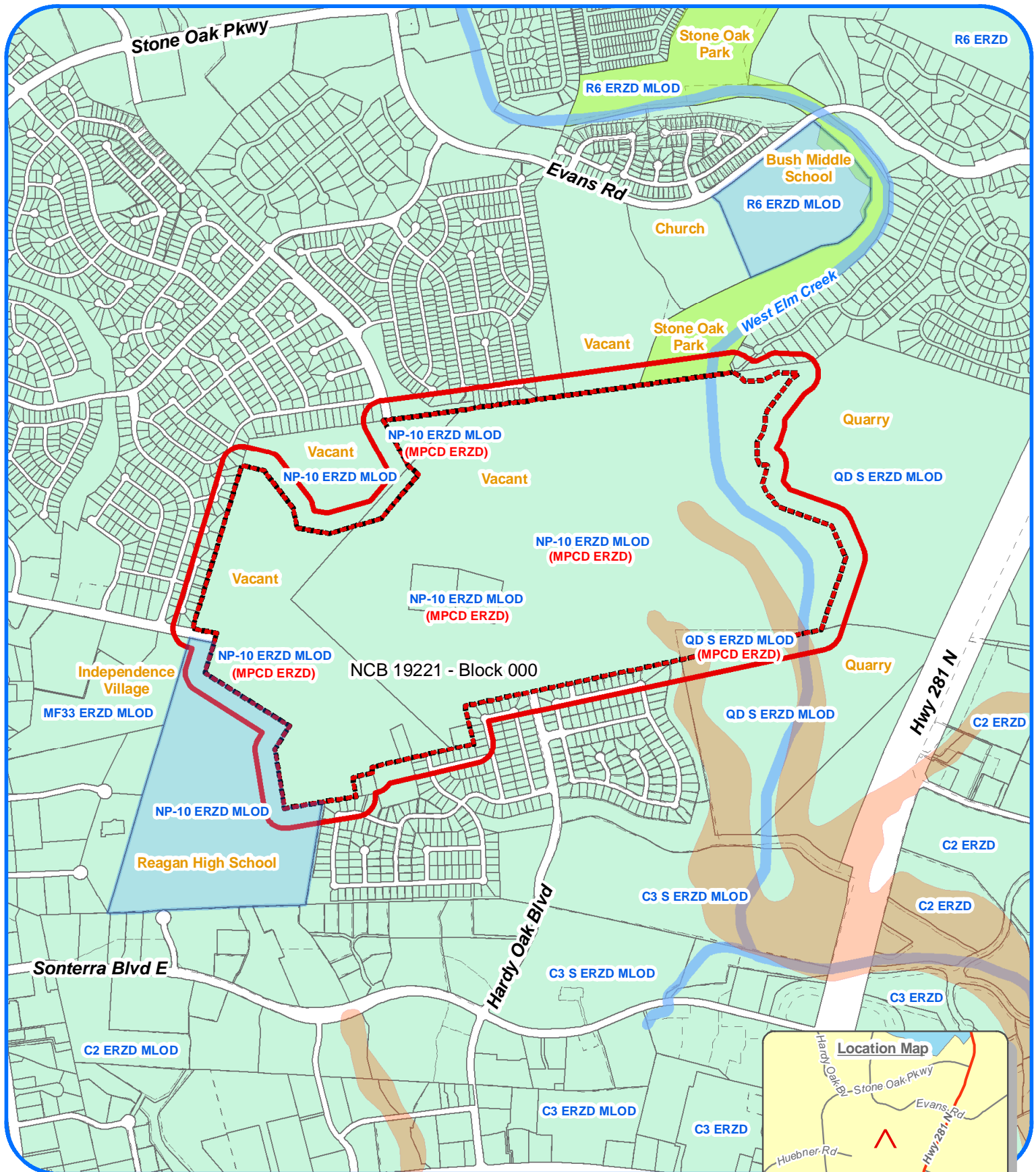
**ZONING FILE: FLEX OFFICE WAREHOUSE SPACE (FIGURE 2)**

**ZONING ID: Z2008256**

**MAP PAGE: 514, E7 X= 2099493 Y= 13756294**

**Map Prepared by Aquifer Protection & Evaluation MAE 8/18/2008**

**1 inch equals 720.053546 feet**



## Zoning Case Notification Plan

### Case Z-2009-076

Council District 9

Scale: 1" approx. = 1/4 Mile

Subject Property Legal Description(s): NCB 19221 - Block 000

Parcels P-1, P-2, P-1A, P-2A, P-1C, P-3B (Cemetery), P-19, P-19A, P-20, P-20A, P-22

#### Legend

- Subject Property (389.53 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



**Note: Property is within 5 Mile Military Awareness Zone**

Planning & Development Services Dept  
City of San Antonio  
(05/14/2009 - E Hart)

# CASE NO: Z2009076 ERZD

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

Postponed by applicant on May 28, 2009.

**Council District:** 9

**Ferguson Map:** 483 A7,B7

**Applicant Name:**

**Owner Name:**

Brown & Ortiz, P. C.

Steubing Ranch Ltd. Partnership and David K. & Darlene Daque

**Zoning Request:** From "NP-10 ERZD MLOD-1" Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and "QD S ERZD MLOD-1" Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to "MPCD ERZD MLOD-1" Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1.

**Property Location:** 389.53 acres out of NCB 19221

19101 North US Highway 281 and 19300 Classen Crest

Area generally bound by the terminus of Hardy Oak to the north, the terminus of Huebner Road to west, the terminus of Hardy Oak to the south and North US Highway 281 to the east

**Proposal:** To allow for mixed use development

**Neigh. Assoc.** Multiple Neighborhood Associations are within 200 feet

**Neigh. Plan** None

**TIA Statement:** A Planning Level Traffic Impact Analysis has been submitted.

### Staff Recommendation:

Denial

The Master Planned Community zoning district is encouraged when properties consist of large acreages and are intended for mixed land uses within a comprehensive development. This district is a special district that promotes compatibility within mixed use developments, allowing a more efficient arrangement of land uses, structures and inner-connectivity, characteristics that may be difficult to achieve when adjacent lands are zoned and developed independent of each other.

The project site, known as Steubing Ranch and consisting of about 389 acres, was annexed in December 1997 and zoned "R-A" Residence Agricultural District in January 1998 (Ord. 87259.) A small portion of the subject property was rezoned to "QD CC ERZD" Quarry Edwards Recharge Zone District with City Council approval for Blasting in November 1998 (Ord. 88788.) Upon adoption of the 2001 Unified Development Code, the existing zoning districts converted to "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District and "QD S ERZD" Quarry Edwards Recharge Zone District with a Specific Use Authorization for Blasting. The "MLOD-1" Camp Bullis Military Lighting Overlay District was applied to the subject property on April 2, 1009. Most of this acreage is undeveloped with the exception of family residences and a family cemetery.

Property to the north is zoned multiple residential districts, including R-5, R-6, MF-33, and PUD R-6. Property to the south of the subject property is zoned NP-10 and property immediately to the east is zoned R-6. Property to the west is zoned "QD S" Quarry District with a Specific Use Authorization for Blasting. All properties in the surrounding area are within the Edwards Recharge Zone and the Camp Bullis Military

# CASE NO: Z2009076 ERZD

## Final Staff Recommendation - Zoning Commission

---

### Lighting Overlay District-1.

There is a significant amount of single family residential development to the north, east and south of the subject property. Ronald Reagan High School is located southeast of the subject property and has primary access to East Sonterra Boulevard and secondary access at the existing terminus of Huebner Road. Stone Oak Park is located northeast of the subject property along West Elm Creek. The property directly to the west is an active quarry, with access to Highway 281 South. Huebner Road, a Secondary Arterial Type A, provides direct access to Stone Oak Parkway, while Hardy Oak, also a Secondary Arterial Type A, provides connectivity to Loop 1604. The streets within the actual development may be either public or private.

The applicant has submitted the required MPCD site plan with the zoning application. As the site plan is a component of the MPCD zoning district, the City Council must also consider and take action on the site plan. Language that reflects a mandatory adherence to the site plan must be contained in the zoning ordinance. The minimum requirements of a site plan are that proposed land uses, including single and multi-family residential uses, office uses and commercial uses must be identified on the plan by location, type, density and size. Should an applicant request an amendment to an approved MPCD site plan, they may do so administratively if the city determines the amendment is a minor one. Should the amendment be a major one, the criteria being listed in Section 35-345(e)(2) of the Unified Development Code, the proposed amendment must be returned to the Zoning Commission and City Council for recommendation and approval.

The MPCD allows uses permitted in all residential, office and commercial zoning districts. The proposed development is to consist of about 152.22 acres of office and commercial uses, with 59.53 acres of single-family residential uses. Approximately 155.63 acres of the subject property will be designated as open space. The amount of open space is determined, by percentage, based on the acreage of residential and non-residential land uses. Most of the non-residential uses will be located along the frontages and at the intersection of the proposed extensions of Hardy Oak Boulevard and Huebner Road. The majority of the single-family residential uses will be oriented along the west side of the proposed extension of Hardy Oak Boulevard, north of the proposed Huebner Road extension. The remaining single-family residential uses are located at the southwest quadrant of the subject property and may continue to be used by Steubing Ranch as the family residence.

Staff has significant concerns over the lack of an appropriate balance of commercial and residential uses within the site plan. The MPCD site plan does not indicate areas proposed for mixed uses, which are encouraged within an MPCD to promote compatibility between uses and inner-connectivity. The site plan indicates that a high concentration of commercial uses will be located west of the proposed extension of Hardy Oak and south of the proposed extension of Huebner Road, surrounded by multiple established single-family neighborhoods and Ronald Reagan High School. The proposed site plan would allow commercial encroachment into existing residential neighborhoods and would push commercial development further west away from Highway 281 North. There are also significant flood plain issues on the subject property, which could impede future development.

In addition to compatibility of uses, staff has concerns with the lack of connectivity to major thoroughfares. There are currently no major thoroughfares or streets running through the property. The developer of the Steubing Ranch property will be required to build thoroughfares in accordance with the City of San Antonio Major Thoroughfare Plan. If allowed to build according to the site plan, Hardy Oak would extend to the northern property line of the subject property and would end in a turn around. Hardy Oak would not connect to Knight's Cross unless the paper street between the Steubing Ranch property line and Knight's Cross is built out by the City of San Antonio. If allowed to build according to the site plan, Huebner Road would extend to the southeast property line of the subject property and would end in a turn around. Huebner Road would not connect to Highway 281 North until the existing quarry ceases operations and is developed in accordance with the major thoroughfare plan. Commercial uses are most appropriate along the frontage or at the intersections of major thoroughfares; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Until connectivity to Knight's Cross and Highway 281 North are achieved, commercial traffic will bleed into abutting residential neighborhoods.



# CASE NO: Z2009076 ERZD

## Final Staff Recommendation - Zoning Commission

---

Given the subject property's proximity to both the residential uses and zoning districts to the north, east and south; as well as the lack of an efficient arrangement of land uses, structures and inner-connectivity, and lack of connectivity to Highway 218 North and Knight's Cross, staff believes that the submitted MPCD zoning site plan is inappropriate for the subject property.

Staff believes an MPCD zoning designation is appropriate for the subject property; however, the site plan as submitted does not depict the best mix of uses for the neighborhood. However, staff may consider approval of the zoning request if changes made to the site plan that will reflect one of the following suggestions:

1. Identify a mixed use land use category and locate the mixed uses as a transition between the existing residential neighborhoods and more intense commercial uses to the east toward Highway 281 North.
2. Provide a ratio of multifamily to commercial uses within the areas currently identified as commercial that is more compatible with the existing neighborhoods.

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, Zoning Staff provided the Military with a copy of the rezoning request for review and comment. The Military's concerns on this proposed development's compatibility with the Camp Bullis installation would be addressed if:

1. The developer provide appropriate documentation of recent endangered species surveys (not older than three years) conducted by a professional biological consultant using IAW USFWS protocols showing no endangered species occupy the subject property.
2. The developer sends the surveys described in #1 above to US Fish and Wildlife Service Ecological Services Office in Austin.
3. The developer commits to comply with dark sky lighting requirements in the City's Military Light Overlay District regardless of whether they are grandfathered.

### SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS does not have an impervious cover recommendation for the subject property, however, they recommend a maximum impervious cover of 43.2% for the entire site - 651 acres as described in the approved Steubing Ranch Master Development Plan.

**CASE MANAGER :** Leslie Zavala 207-0215



**SAN ANTONIO WATER SYSTEM**  
**Interdepartment Correspondence Sheet**

RECEIVED  
09 JUN 11 AM 10:19

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2009076 (Steubing Ranch)

LAND DEVELOPMENT  
SERVICES DIVISION

**Date:** June 11, 2009

**SUMMARY**

A request for a change in zoning has been made for an approximate 389.53-acre tract located on the city's north side. A change in zoning from **NP-10 ERZD** to **MPCD ERZD** is being requested by the applicant, Brown & Ortiz, P.C. Attorneys at Law. The change in zoning has been requested to allow for a master planned development that includes residential, commercial, multi-family, and open space. The property is classified as Category 2 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

**LOCATION**

The subject property is located in City Council District 9, near the intersection of U.S. Hwy 281 and north of Sonterra Blvd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from NP-10 ERZD to MPCD ERZD and will allow for the construction of a master planned community. Currently the site is undeveloped and covered in native vegetation.

2. Surrounding Land Uses:

Residential development surrounds the tract to the north, west, and east. This includes Champion Springs, The Glen at Stone Oak, The Hills of Stone Oak, Stone Creek, Iron Mountain Ranch, and Quarry at Iron Mountain Subdivisions. The tract is bound on the east by undeveloped land and an active quarry.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection and Compliance Department of the San Antonio Water System performed a review of the subject property on April 15, 2009. Because of the size of the property, the geologic assessment performed by Pape-Dawson was also used to evaluate the property.

- A. The Steubing Ranch is a family homestead for a ranching operation. There is a residence located at the entrance at the southeast corner of the lot and is within a hundred yards of a family cemetery. There is one other household residence located in the central portion of the property. The property appears to have had clearing performed for the ranching operation.

The site is characterized by small hills located on the north side of the property and the southwest boundary of the subject site. The eastern half of the property is bounded by Mud Creek and a small tributary extends into the central portion of the property. Stormwater runoff flows generally to both tributaries of the Mud Creek and flows to the southeast.

- B. The entire property is represented by the lower half of the Edwards Group. The three members shown are the Grainstone Member, the Kirschberg Evaporite, and the Dolomitic Member which make up the Kainer Formation.

The Grainstone Member is a white marine deposited limestone either a grainstone or mudstone that has undergone a recrystallization process. The recrystallization tends to reduce the amount of pore space and the permeability of the rock making it relatively less sensitive to water movement through it and less vulnerable to contamination. The thickness of the member is generally 50-60 feet.

The Kirschberg Evaporite is a marine deposited mudstone that has undergone crystallization. It contains both gypsum and anhydrite, minerals which tend to dissolve more readily creating pore space and forming some avenues for water migration within the member in the Edwards Aquifer. However, Bexar County tends to have less of these minerals than in other areas. Generally, the Kirschberg Evaporite is 50-60 feet thick.

The Dolomitic Member is a marine deposited fine grained limestone, either a mudstone or a grainstone. In terms of pore space, the Dolomitic Member relative to the other members is a moderate to low in terms of its susceptibility to the solution process. Porosity and permeability tend to form along bedding planes and structural features such as fractures and faults. The Dolomitic Member is massive and can appear very jagged when eroded. The Dolomitic Member is approximately 110 to 130 feet thick.

- C. Structurally, the Steubing Ranch site is bisected by a fault that extends from the southwest section of the property to the northeast corner of the property. Additionally, a second fault runs generally parallel to the northern boundary of the property in the same direction as the first fault. This is consistent with the predominant direction of faults mapped in the Balcones Fault Zone. The area of the fault bisecting the property, where observed did not appear to be highly sensitive due to its soil filled nature.
- D. Two solution cavities and a small sinkhole were observed on the subject property. The first solution cavity was a vertical shaft with an opening of approximately one foot in diameter and had a depth of fifteen feet. The lack of soil in the feature exhibited the ability for water to infiltrate rapidly. This feature was located on a hillside with close proximity to the central tributary of Mud Creek.

The second solution cavity was a smaller feature generally a foot to foot and a half wide opening and approximately two feet deep. The location of the feature is in a streambed and was also observed to have little soil in the build-up therefore having the potential for rapid infiltration.

The third feature is a sinkhole which is approximately 14 feet in diameter and two feet deep. The feature is located on a hillside. It is also believed to have the potential for rapid infiltration of water.

All three features will be preserved as part of the master plan.

Three water wells were located on the property. All three were observed to be in operation for the current residences on site.

## **ENVIRONMENTAL CONCERNS**

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### **Site Specific Concerns**

1. Several sensitive geologic features are located on the property and there is potential for contamination of the Edwards Aquifer.
2. Three wells were observed on the site and they are currently in operation.
3. A portion of the property lies within Mud Creek, along the eastern and southern portion, where recharge may occur.
4. MPCD Zoning allows for certain industrial land uses that are not allowed over the recharge zone. According to the applicant the land use will be single-family, multi-family, and commercial.

### **General Concerns**

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## **ENVIRONMENTAL RECOMMENDATIONS**

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### **Site Specific Recommendations**

1. The impervious cover for the overall tract has been included in the exhibit for the Steubing Ranch Master Development Plan (MDP) (attachment 3). The impervious cover ranges from 0% for the green space areas to 95% for commercial areas along roadways and intersections and utilizes cluster development concepts to increase natural area protection. The overall

impervious cover for the entire 651.30 acre master plan is 43.20%. The Master Planned Community District (MPCD) includes 389.53 acres (attachment 4). The impervious cover shall not exceed 43.20% for the overall MDP site.

2. A buffer shall be provided for the three sensitive geologic features that are located on site that include geologic feature S-104 (solution cavity), S-107 (sinkhole), and S-110 (solution cavity).
3. The wells, along with any additional wells that may be located on the site must be properly plugged if need be according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
4. A floodplain buffer shall be provided along the portions of the property that bound the creeks and drainage areas as required in Ordinance No. 81491, Section 34-913.
5. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.
6. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
7. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
8. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
9. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of

construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3526.

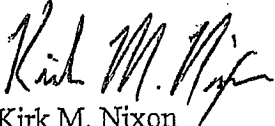
10. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

#### **General Recommendations**


1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade basins shall not be allowed to be constructed on the site.
  - B. Prior to the start of the basin construction, the owner will notify San Antonio Water System at (210) 233-3526 to schedule a site inspection.

- C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to San Antonio Water System, Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

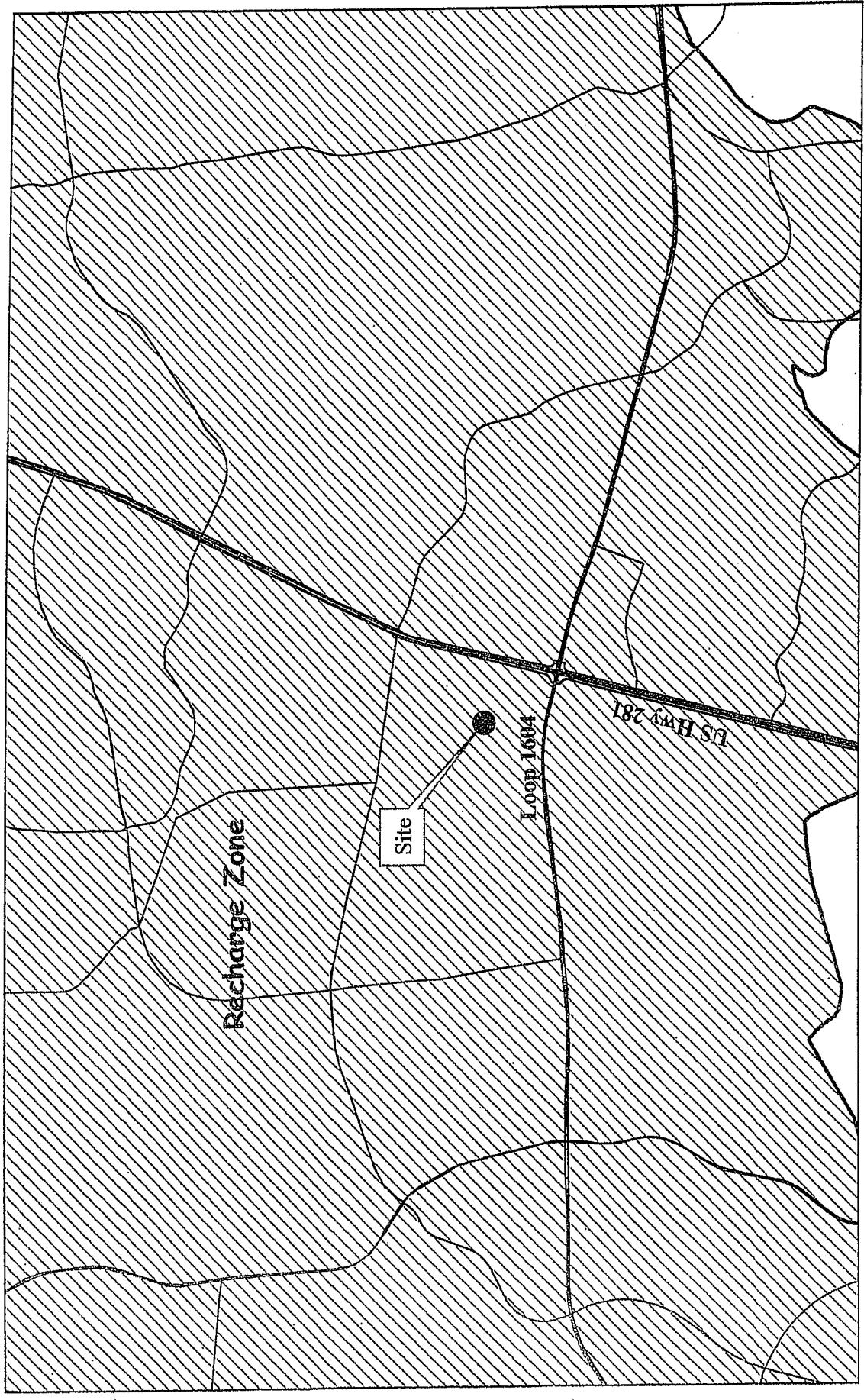
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

  
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:

  
Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:MJB



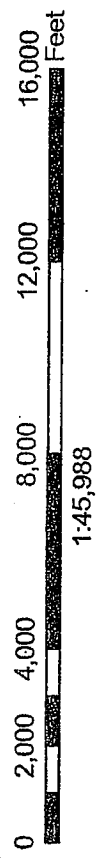
**Zoning Case No. Z2009076 Figure 1**

**Steubing Ranch**

**Map Page 483 A7**

**X=2134678 Y=13776202**

**Map Prepared by Aquifer Protection and Evaluation MJB 5/19/2009**







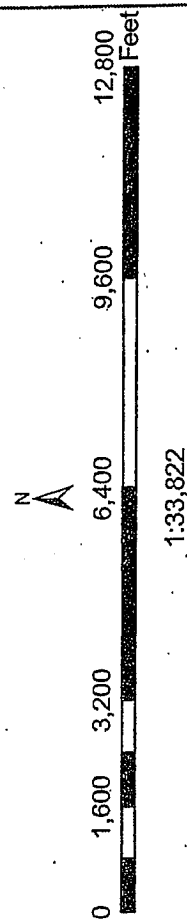
**Zoning Case No. Z2009076 Figure 2**

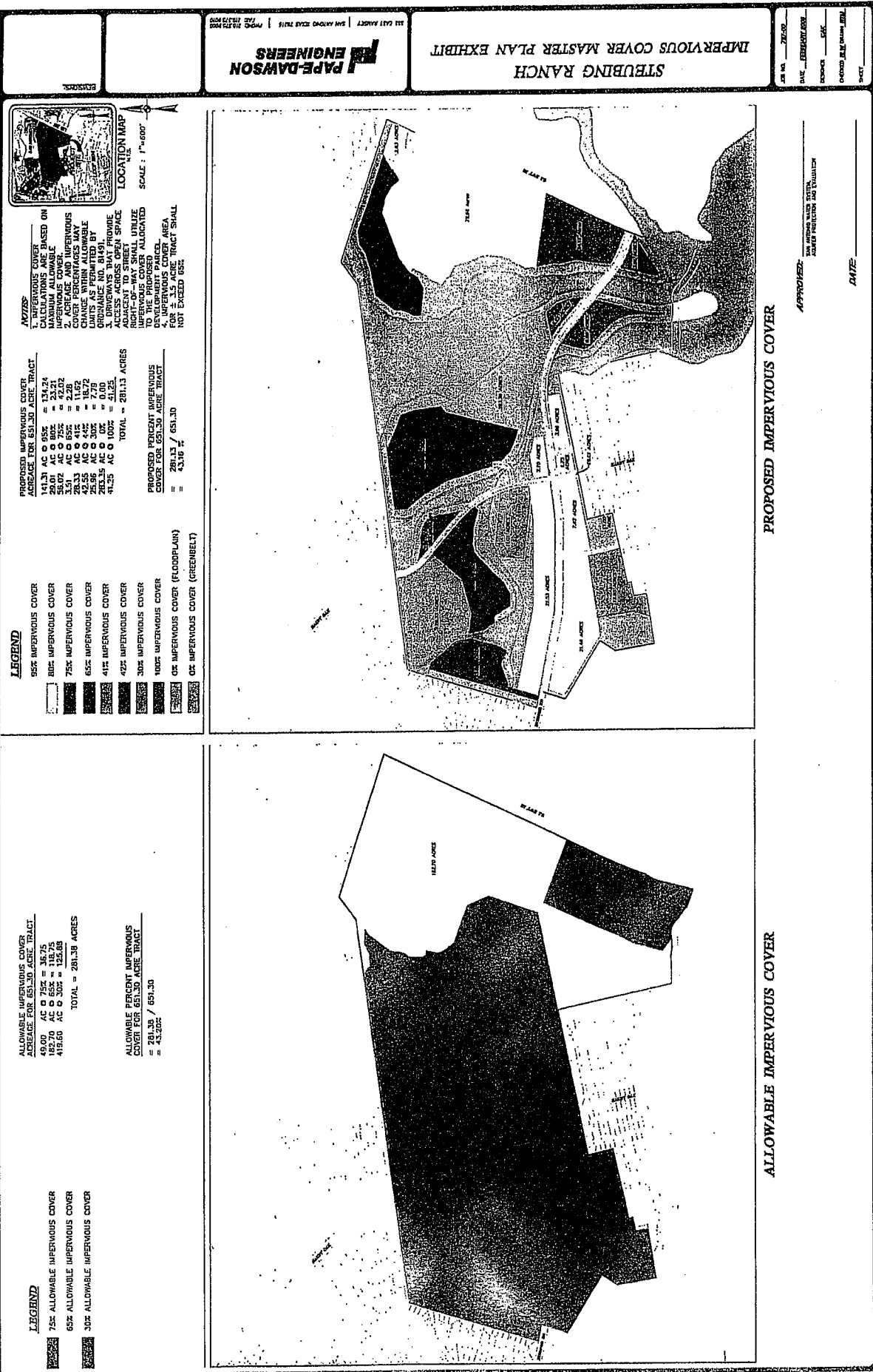
Steubing Ranch

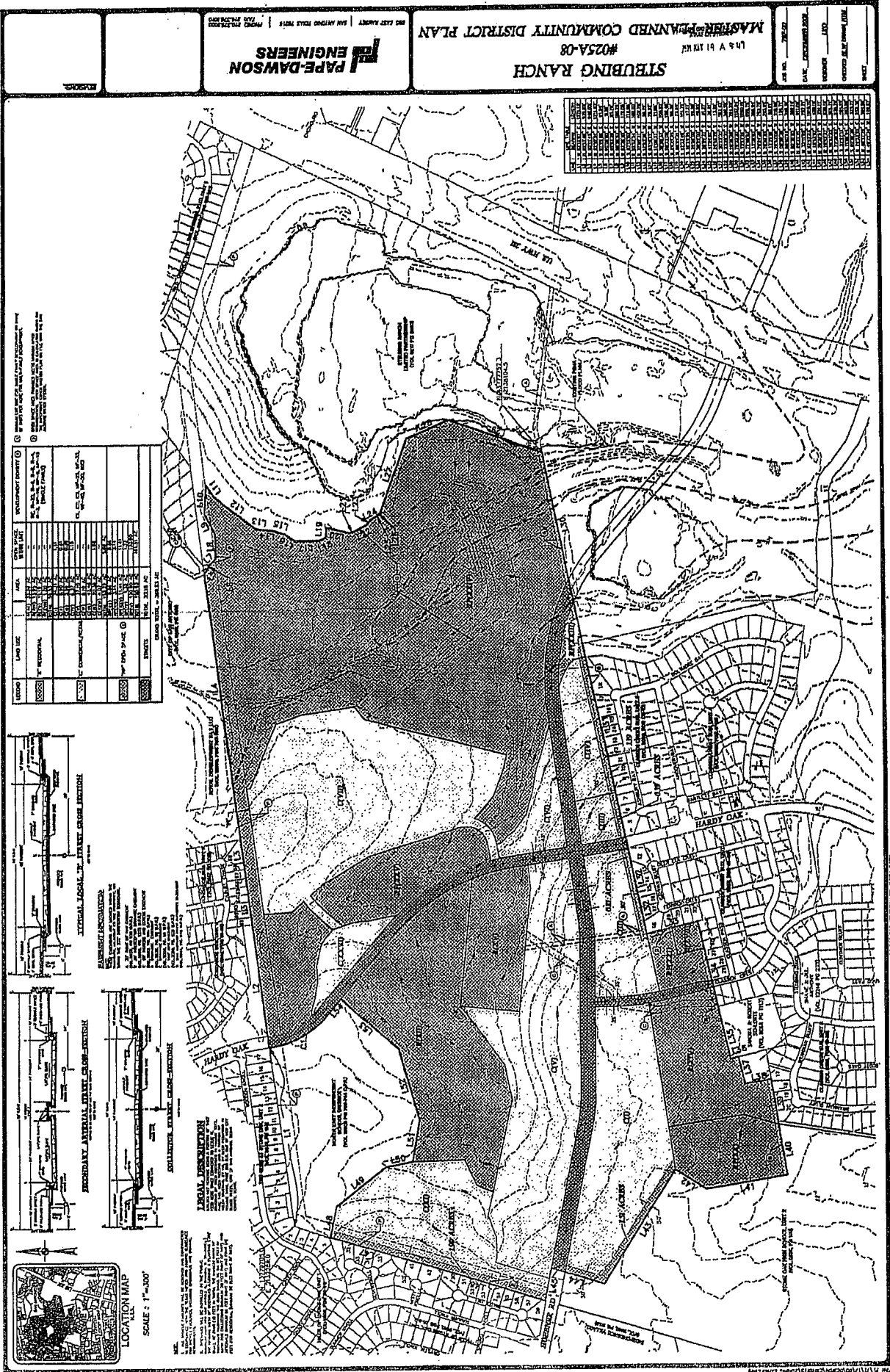
Map Page 483 A7

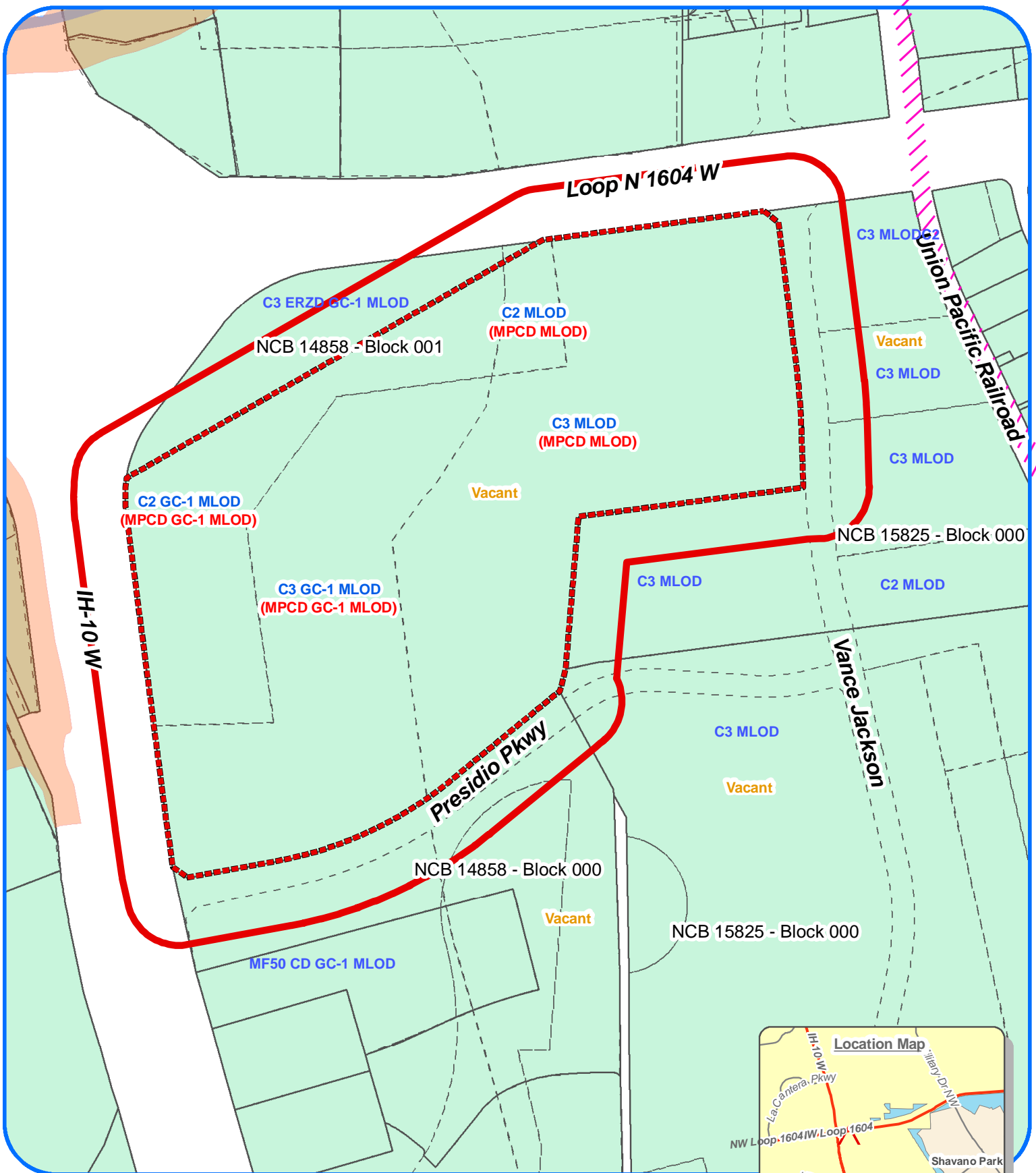
X=2134678 Y=13776202

Map Prepared by Aquifer Protection and Evaluation MJB 5/19/2009









## Zoning Case Notification Plan

### Case Z-2008-180

Council District 8

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): NCB 14858 - Block 001 - Lot 5

#### Legend

- Subject Property (89.367 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(04/28/2009 - E Hart)

**Note: Requested Zoning Change is Within Camp Bullis 5 Mile Awareness Zone**

# CASE NO: Z2008180

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009  
**Council District:** 8  
**Ferguson Map:** 514 D5

Zoning Commission continuance (Commissioner's request) from May 19, 2009.  
Zoning Commission continuance (Applicant's request) from June 2, 2009.

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

IH-10 Loop 1604 Partners, Ltd.

**Zoning Request:** From "C-2 MLOD-1" Commercial, Camp Bullis Military Lighting Overlay District, "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay District, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay District to "MPCD MLOD-1" Master Planned Community District, Camp Bullis Military Lighting Overlay District and "MPCD GC-1 MLOD-1" Master Planned Community District Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District.

**Property Location:** 89.367 acres out of Lot 5, Block 1, NCB 14858

15000 Block of Interstate Highway 10 West, 5000 Block of Loop 1604 West, 5400 Block of Presidio Parkway and 15700 Block of Vance Jackson Road

In the southeast quadrant of Interstate Highway 10 and Loop 1604 West with frontage on Presidio Parkway and Vance Jackson Road

**Proposal:** To develop a Master Planned Community District

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Level 3 Traffic Impact Analysis (TIA) study has been submitted and was approved on June 30, 2008.

**Staff Recommendation:**

Approval

Master Planned Community Districts promote master planned communities that typically guarantee a comprehensive development that promotes compatibility and inner-connectivity within a mixed use project, traits that may be unavailable when lands are rezoned and developed independent of each other.

The project site, consisting of 89.367 acres, was annexed in February of 1971 and December of 1972, and zoned to "B-2" Business District and "B-3" Business District in 1973. The adoption of the 2001 UDC resulted in the "B-2" Business District and "B-3" Business District being converted to "C-2" Commercial District and "C-3" General Commercial District. In 2003, the Hill Country Gateway Corridor Overlay District was applied, resulting in the removal of the Urban Corridor overlay which had been applied in 1993. The Camp Bullis Military Lighting Overlay District was applied in 2009.

The purpose of the proposed rezoning to MPCD is to develop a master planned community with a variety of multi-family dwellings (about 5.96 acres), and commercial uses (about 55.80 acres). Mixed uses are proposed on an additional 27.61 acres. Parks and designated open space are required in the MPCD on a percentage basis. The Landmark Master Planned Community District parkland/open space requirement is 19.80 acres. The applicant is proposing approximately 14.86 acres of parkland/open space, trails and park amenities within

# CASE NO: Z2008180

## Final Staff Recommendation - Zoning Commission

---

the plan, and 4.97 acres of off-site parkland/open space, trails and park amenities. Section 35-345 (h) (2) of the Unified Development Code allows the Zoning Commission to consider such an alternative.

The applicant submitted an MPCD site plan with the zoning application. This site plan must be reviewed and receive a recommendation from the Zoning Commission. As the site plan is a component of the MPCD zoning district, the City Council must also consider and take action on the site plan and language that reflects a mandatory adherence to the site plan must be contained in the zoning ordinance. The minimum requirements of a site plan are that proposed land uses, including single and multi-family residential uses, office uses and commercial uses must be identified on the plan by location, type, density and size.

Staff believes that the proposed use and zoning districts are appropriate for the project location as it is consistent with other existing uses within the developing commercial node located at the intersection of Interstate Highway 10 and Loop 1604 West.

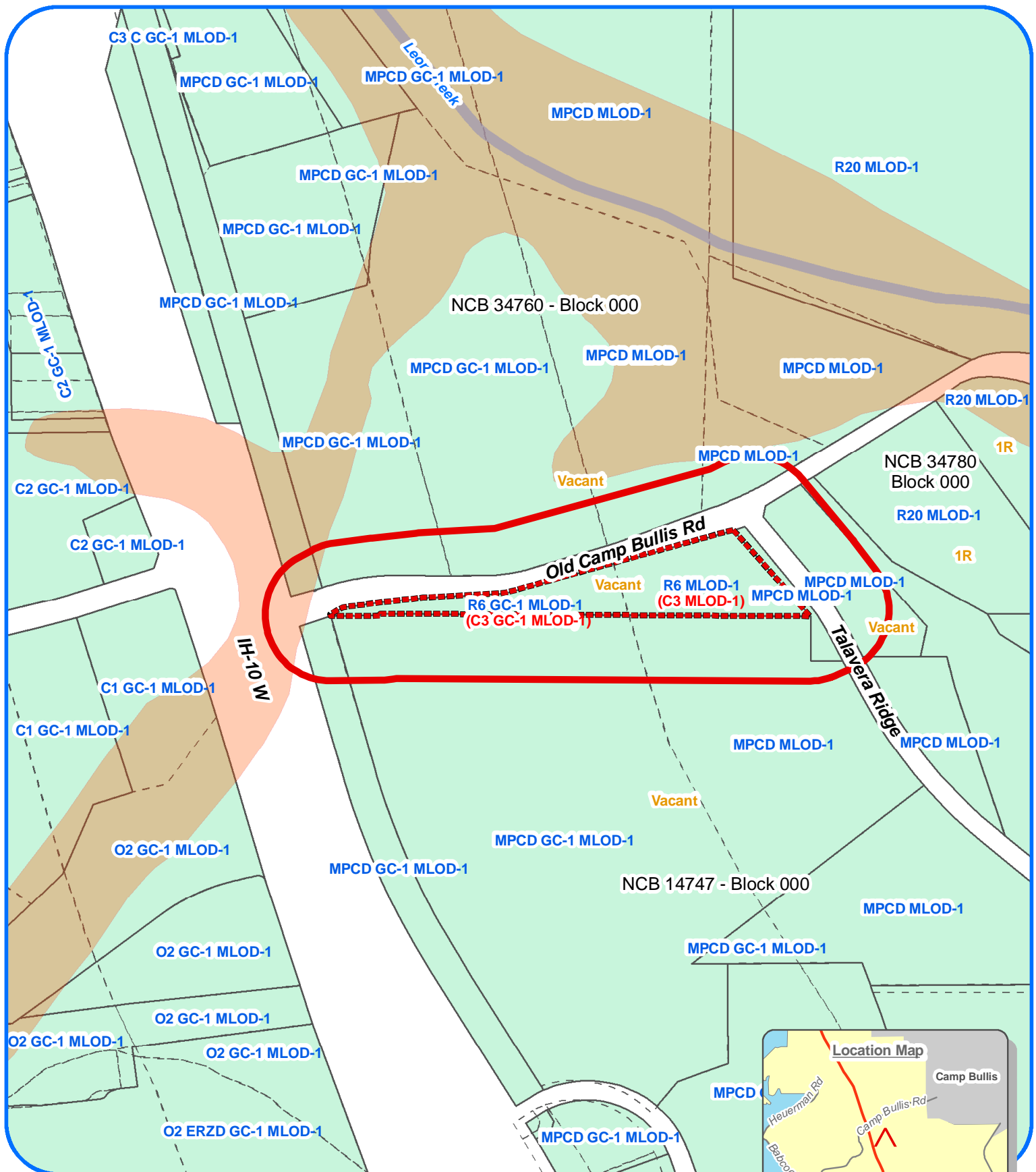
Due to the subject property's location within the Camp Bullis Awareness Zone, this application was reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Seeing that the subject property is located south of Loop 1604 and is not immediately adjacent to Camp Bullis, the Garrison Commander has no comment on the zoning request.

City Council has requested that this case be expedited. It is scheduled to be considered by City Council on June 18, 2009.

**CASE MANAGER :** Pedro Vega 207-7980







## Zoning Case Notification Plan

### Case Z2009088

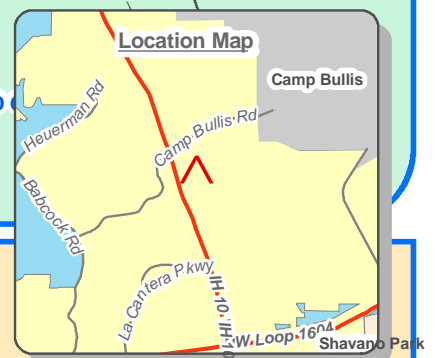
Council District 8

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 34761 - Block 000 - Parcel P-3 (3.584 AC) and  
NCB 34780 - Block 000 - Parcel P-3 (0.394 AC)

#### Legend

Subject Property (3.978 Acres)  
200' Notification Buffer  
Current Zoning **TEXT**  
Requested Zoning Change **(TEXT)**  
100-Year FEMA Floodplain



Planning & Development Services Dept  
City of San Antonio  
(05/04/2009 - E Hart)



## Final Staff Recommendation - Zoning Commission

The subject property consists of approximately 4 acres of undeveloped land located on the south side of Old Camp Bullis Road east of the IH 10 access road. The property was annexed in December 1998, per Ordinance 88824; and was originally zoned "Temp R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-6" Residential Single-Family District. A 2003 City-initiated zoning case applied the "GC-1" Hill Country Gateway Corridor Overlay District to a portion of the subject property; while a 2009 City-initiated zoning case applied the "MLOD-1" Military Lighting Overlay District-1 to the entire property and surrounding area. Surrounding zoning includes "MPCD" Master Planned Community District to the north, east, and south; with "R-20" Residential Single-Family District farther to the east along Old Camp Bullis Road. Properties along the west side of IH-10 are zoned for commercial and office uses. Surrounding land uses include vacant and undeveloped land to the north, east, and south. Farther to the east are single-family homes on large lots; while, farther to the south there are office and commercial uses that are part of The Rim development. The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis. However, Fort Sam Houston (as the owner of Old Camp Bullis Road) was notified of the zoning case, and is aware of the zoning request.

# CASE NO: Z2009088

## Final Staff Recommendation - Zoning Commission

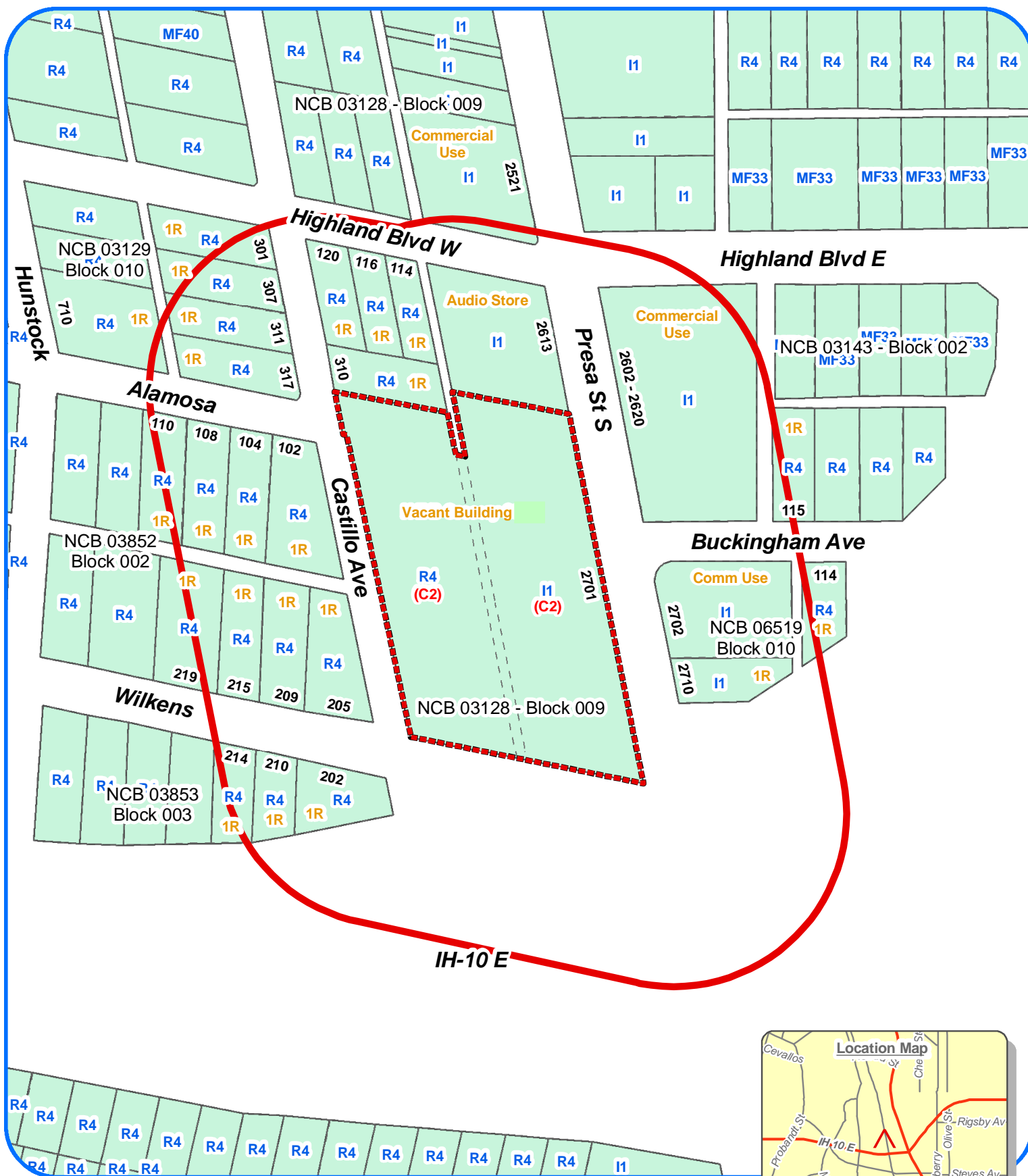
---

Staff finds the requested zoning to be too intense for the property's location. The "C-3" zoning district is consistent with Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of highways and major arterials. Although the subject property is located near the IH 10 access road, Old Camp Bullis Road is not a major arterial thoroughfare and is, in fact, a private road. The subject property's location is more appropriate for Community Commercial uses, which would be consistent with the less-intense "C-2" Commercial District.

Staff supports rezoning of the property to allow for commercial development given the property's location and surrounding zoning. The property is located along a freeway, in an area that is currently undergoing commercial and office development. The surrounding "MPCD" zoning district allows a range of uses including residential single-family, multi-family, office, and commercial uses. The "MPCD" areas directly abutting and adjacent to the subject property are identified on the City Council-approved site plan as commercial uses to the north and east of the subject property, office uses to the south and southwest, with high density multi-family uses located to the southeast along Talavera Ridge. Rezoning the subject property to "C-2" would be consistent with these surrounding development patterns.

There are issues regarding access to the subject property. The subject property does not have ingress/egress from the IH 10 access road. Old Camp Bullis Road is a private roadway, although it is generally open for public use and the subject property owner has an access easement from Old Camp Bullis Road to the subject property. The subject property does not have access from Talavera Ridge, as there is additional privately owned property between the street and the subject property. These access issues will have to be resolved before the property can be developed, regardless of the zoning. However, because zoning is one of the earliest phases in the development process, staff supports commercial rezoning of the property, even with the existing access obstacles.

**CASE MANAGER :** Micah Diaz 207-5876



## Zoning Case Notification Plan

### Case Z-2009-094

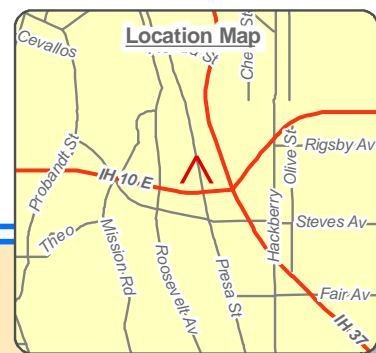
Council District 5

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 03128 - Block 009 - Lots 42, 43, 44, 87 & 88 and  
NCB 03852 - Block 002 - Parcel Tr1 or A15

#### Legend

- Subject Property (2.461 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
City of San Antonio  
(04/27/2009 - E Hart)

## Final Staff Recommendation - Zoning Commission

**CASE MANAGER :** Pedro Vega 207-7980



## Zoning Case Notification Plan

### Case Z2009095 CD

Council District 1

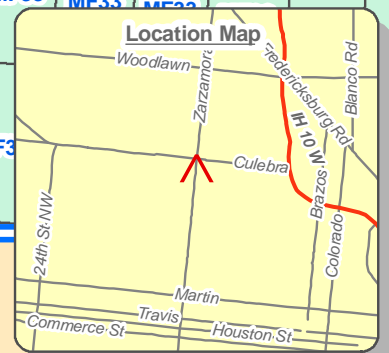
Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02094 - Block 024 - The South 54.9 feet of the North 108.9 feet of Lots 13, 14, and 15

#### Legend

- Subject Property (0.2117 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

**TEXT**  
**(TEXT)**



Planning & Development Services Dept  
City of San Antonio  
(04/28/2009 - E Hart)

# CASE NO: Z2009095 CD

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009  
**Council District:** 1  
**Ferguson Map:** 616 A2  
**Applicant Name:** RR Rivas Investments, LLC  
**Owner Name:** RR Rivas Investments, LLC  
**Zoning Request:** From "I-1" General Industrial District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales.  
**Property Location:** The south 54.9 feet of the north 108.9 feet of Lots 13, 14 and 15, Block 24, NCB 2094  
1506 North Zarzamora  
On the east side of Zarzamora, between Lombrano and Henry Street  
**Proposal:** To allow auto sales  
**Neigh. Assoc.** Gardendale Neighborhood Association  
**Neigh. Plan** None  
**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

### Staff Recommendation:

Approval, with conditions.

The subject property is approximately 0.21 of an acre, located on the eastern side of North Zarzamora between Lombrano and West Laurel Street. The existing vacant structure measures approximately 930 square feet. The subject property is located within the 1938 city limits, and was originally zoned "J" Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "I-1" General Industrial District. Surrounding zoning includes "I-1" to the north, south, and west of the subject property, along both sides of Zarzamora. Properties located to the east and farther west (on the interior blocks, off of Zarzamora) are zoned "MF-33" Multi-Family District. Surrounding land uses along Zarzamora include commercial uses such as restaurants, auto sales and repair, oil and lube, auto insurance, tax prep, uniform sales, small appliance repair, and a meat market. Properties located along the cross-streets, off of Zarzamora, are single-family residences or vacant lots. This portion of Zarzamora is identified as a Secondary Arterial "Type B" roadway.

Staff finds the requested zoning to be appropriate for the subject property due to the surrounding zoning and established pattern of development for the area. The existing "I-1" zoning is too intense for the small subject property and other surrounding properties. The "C-2" zoning district is typically considered consistent with medium-intensity commercial uses, commonly identified as Community Commercial land uses. In established neighborhoods, Community Commercial uses are most appropriately located along arterial thoroughfares. Staff supports down-zoning the subject property from "I-1" to "C-2NA CD", which would allow development of the property in a manner appropriate for both the surrounding businesses and residences.

Per Section 35-396 of the Unified Development Code, motor vehicle sales uses shall not store junked vehicles or inoperable vehicles on site for more than five working days. This restriction will aid in minimizing the impact of a potentially intense land use on adjacent properties. Additionally, staff recommends the following conditions, should the zoning request be approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or

# CASE NO: Z2009095 CD

## Final Staff Recommendation - Zoning Commission

---

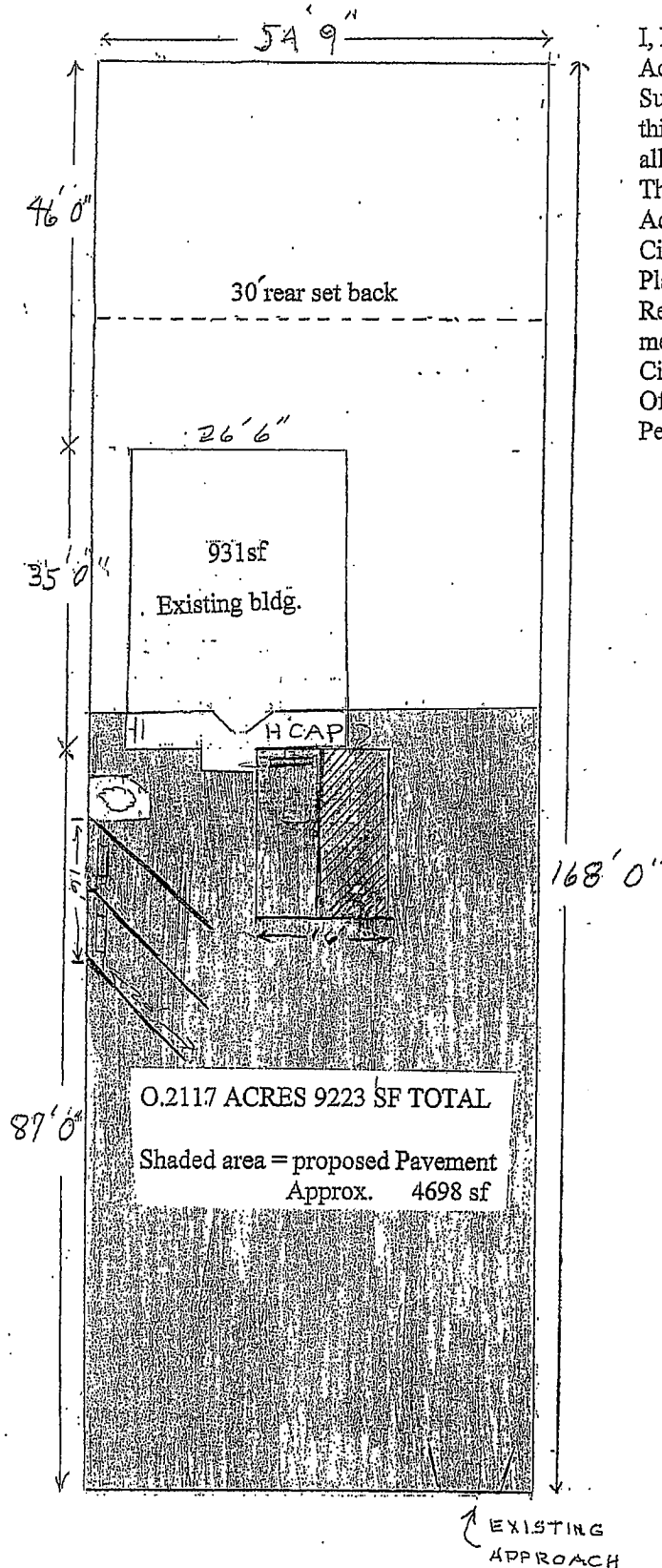
uses;

2. A 15-foot, Type B landscape buffer shall be required where the subject property's side and rear yards abut residential zoning or uses;
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures;
4. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 7:00 p.m.;
5. Not more than ten vehicles shall be on site, for sale, at any given time.

**CASE MANAGER :** Micah Diaz 207-5876

**Z2009095 CD**

I, Rudy R. Rivas, property owner,  
Acknowledge that this site plan  
Submitted for The purpose of rezoning  
this Property in accordance with  
all applicable provisions of  
The Unified development code.  
Additionally, I understand that  
City council approval of a site  
Plan in conjunction with a  
Rezoning case does not relieve  
me from adherence to any/all  
City-adopted Codes at the time  
Of plan submittal for bldg.  
Permits.



scale: 1' = 16 feet

1506 N. ZARZAMORA  
0.2117 ACRES

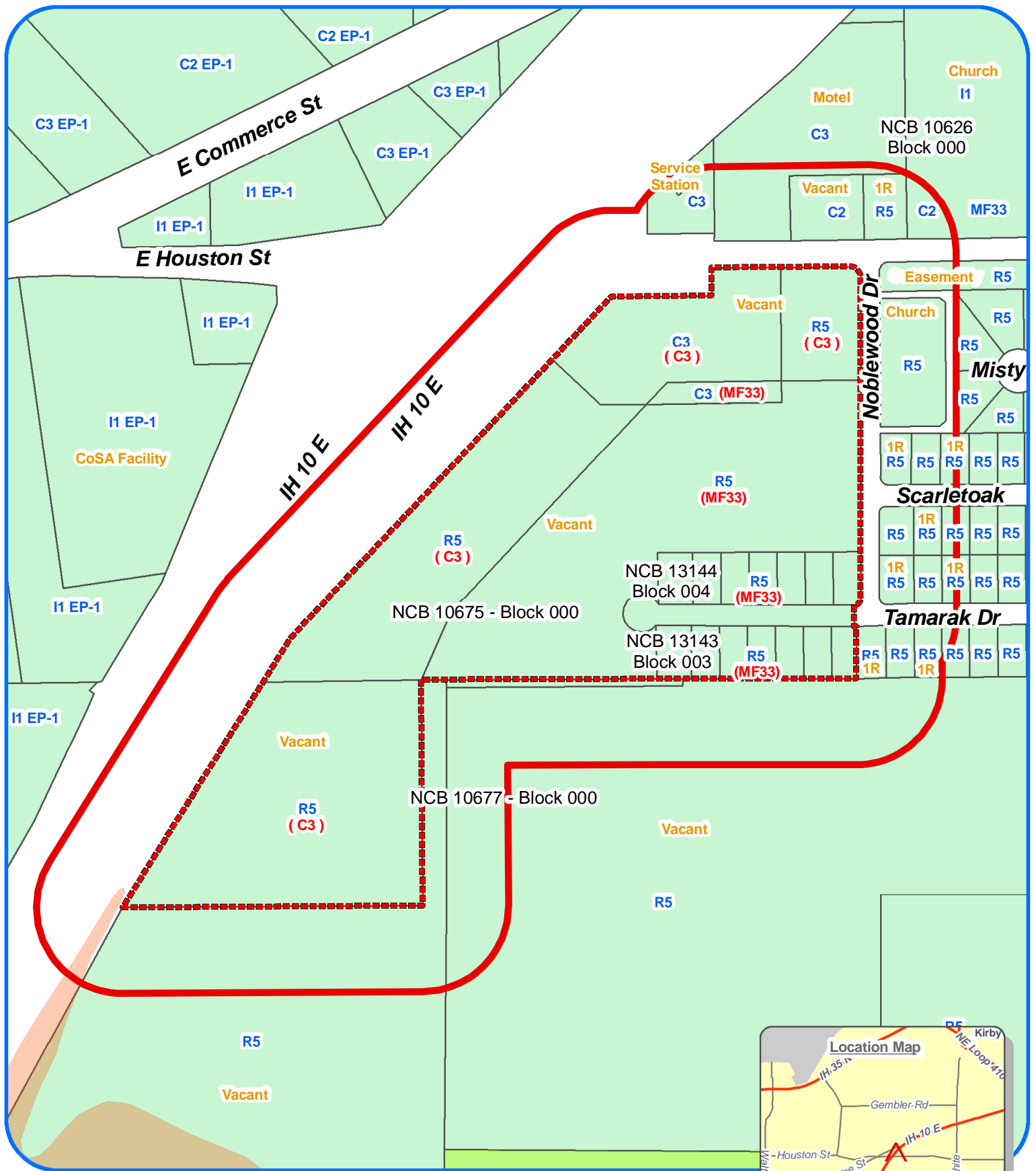
The south 54.9 feet of the north 108.9 feet of  
Lots 13, 14 and 15 -- Block 24 -- NCB 2094

Total impervious area 5629 sf

Intended use is auto sales







## Zoning Case Notification Plan

### Case Z-2009-097

Council District 2

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): 27.24 acres out of NCB 10675, NCB 10677, NCB 13143, and NCB 13144

#### Legend

- Subject Property (27.24 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change R6
- 100-Year FEMA Floodplain



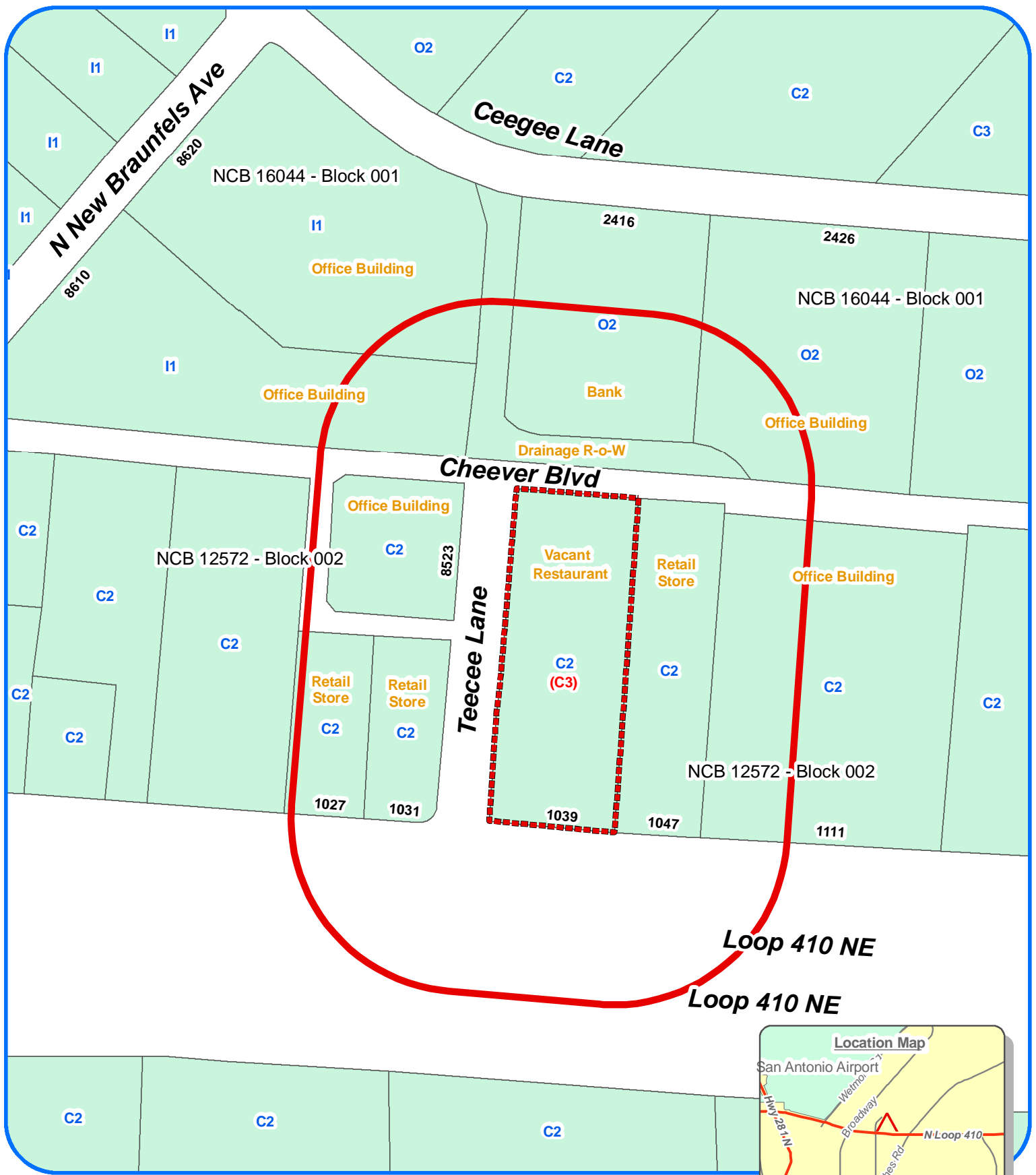
Planning & Development Services Dept  
City of San Antonio  
(04/29/2009 - E Hart)

## Final Staff Recommendation - Zoning Commission

Zoning Commission continuance (Applicant's request)  
from May 19, 2009 and June 2, 2009

Alsbury Crossing, Ltd.

**CASE MANAGER :** Brenda Valadez 207-7945



## Zoning Case Notification Plan

### Case Z2009108

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12572 - Block 002 - Lot 28

#### Legend

- Subject Property (1.29 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
City of San Antonio  
(05/18/2009 - E Hart)

# CASE NO: Z2009108

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

**Council District:** 10

**Ferguson Map:** 551 D7

**Applicant Name:**

**Owner Name:**

Brown & Ortiz, P.C. c/o Patrick Christensen

Meng Partnership

**Zoning Request:** From "C-2" Commercial District to "C-3" General Commercial District.

**Property Location:** Lot 28, Block 2, NCB 12572

1039 NE Loop 410

At the northeast corner of NE Loop 410 and Teecee Lane

**Proposal:** To allow a bar/tavern

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

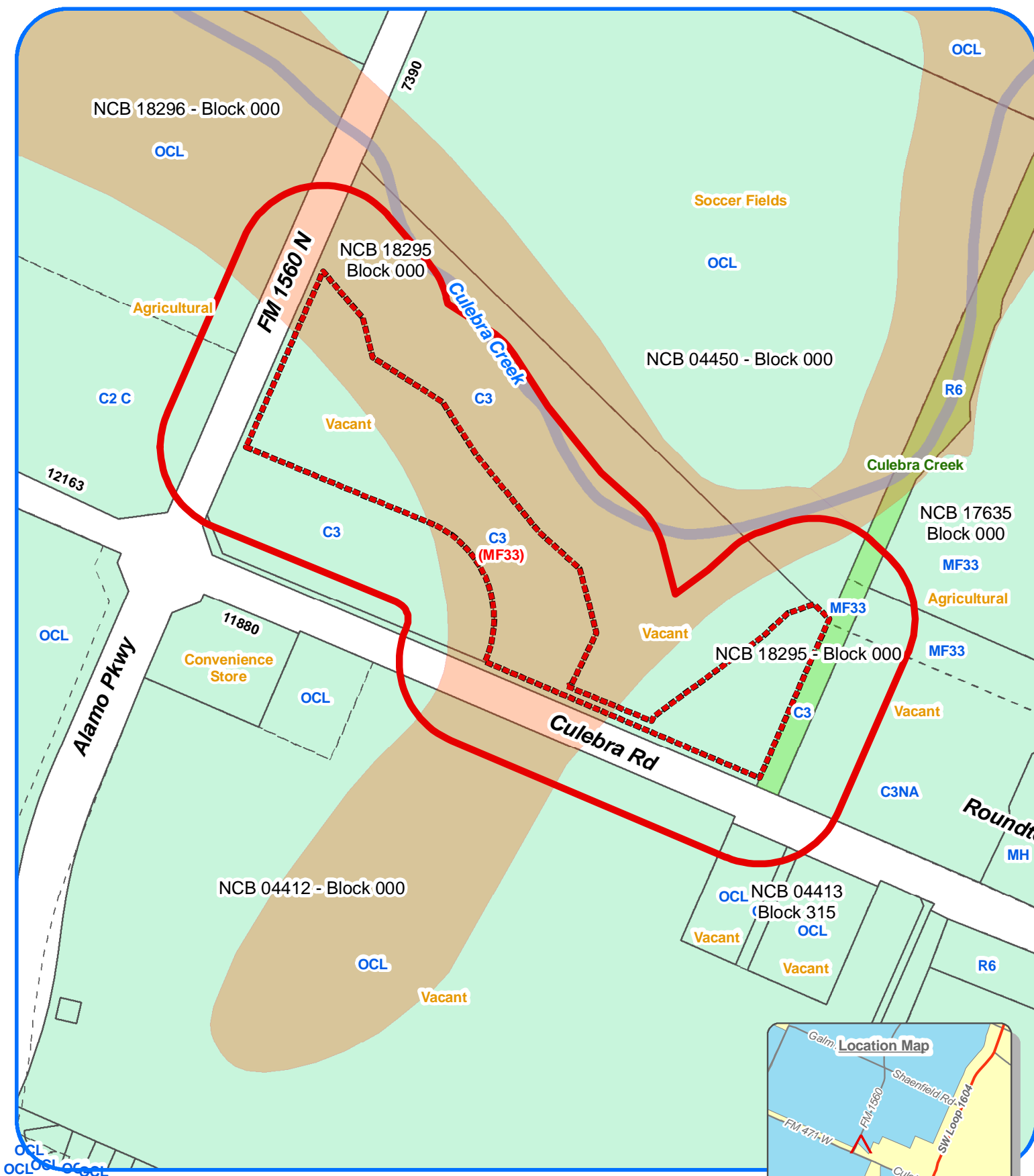
**Staff Recommendation:**

Approval.

The subject property is approximately 1.3 acres located on the northeast corner of Loop 410 and Teecee Lane. The existing structure, which was built in 1975, measures approximately 8,600 square feet and is currently vacant, but was most recently used as a bar/restaurant. The subject property was annexed in September 1952, per Ordinance 18115, and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "C-2" Commercial District. Surrounding zoning includes "C-2" to the east and west along the north side of Loop 410; "C-3" General Commercial farther to the west; "O-2" Office District to the north and "I-1" General Industrial District to the northwest along Cheever Boulevard and New Braunfels Avenue; with "C-2" to the south along the south side of Loop 410. Surrounding land uses include multiple restaurants, home furnishing stores, and an adult video store to the east and west along the north side of Loop 410; banks and office buildings to the north along Cheever Boulevard; with similar uses along the south side of Loop 410.

Staff finds the requested zoning to be appropriate for the subject property due to its location and surrounding uses. The property has frontage on, and access from Loop 410, and is located on a large corner through-lot. Teecee Lane is identified as a Local Street in the City's Major Thoroughfare Plan; however, it is not residential in nature and does not provide access to any residential neighborhoods. Additionally, the subject property is surrounded by other commercial and intense office uses. The nearest residential property line is more than 1100 feet away; while access to the nearest residential neighborhood is almost 2000 feet away, along Nacogdoches Road. The property's location on a freeway, between two major arterial thoroughfares (Nacogdoches Road and Broadway), separated from the nearest residential uses by office park-type development, makes the subject property suitable for the requested intense commercial zoning.

**CASE MANAGER :** Micah Diaz 207-5876



## Zoning Case Notification Plan

### Case Z-2009-109

Council District 6

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 18295 - Block 000 - Parcel P-60

#### Legend

- Subject Property (7.615 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(05/18/2009 - E Hart)

# CASE NO: Z2009109

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

**Council District:** 6

**Ferguson Map:** 577 E2

**Applicant Name:**

**Owner Name:**

WCH Holding, L. P., Wayne C. Harwell

WCH Holding, L. P.

**Zoning Request:** From "C-3" General Commercial District to "MF-33" Multi-Family District.

**Property Location:** 7.615 acres out of NCB 17635 and 18295

Near the Intersection of Culebra Road and FM 1560

On the northeast side of Culebra Road and southeast side FM 1560 North

**Proposal:** To allow for a multi family development

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Approval.

The subject 7.615 acre site is located in northwest San Antonio on the northeast side of Culebra Road and the southeast side of FM 1560 outside of Southwest Loop 1604. The site is currently undeveloped and was annexed in December of 1986 and December of 2000. The proposed site was zoned Temporary "R-1" Single Family Residence District at annexation. In January of 1987 and December of 2001, the 7.615 acre site was part of a larger site that was granted a zoning change from Temporary "R-1" Single Family Residence District to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the existing "C-3" General Commercial District zoning converted from the previous "B-3" Business District. Surrounding zoning includes "C-3" General Commercial District to the northeast, southwest, and southeast of the proposed 7.615 acre development. Land uses immediately adjacent to the proposed development consist of vacant land. The area to the north is part of Culebra Creek and will serve as a natural buffer between the proposed zoning and land uses.

"MF-33" zoning allows for multi-family uses with a maximum density of up to 33 units per acre and would allow for the construction of 251 units on the site. The applicant is proposing a development that would consist of 172 multi-family dwellings. The requested "MF-33" Multi-Family District is considered a downzoning from the existing "C-3" General Commercial District. The requested "MF-33" Multi-Family District is appropriate zoning for this location and a valid transition between the existing commercial zoning to the northeast and southwest. Additionally, "MF-33" zoning is recommended at the periphery of single-family residential neighborhoods. Further, medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares: Southwest Loop 1604 to the southeast, Culebra Road and FM 1560 North.

**CASE MANAGER :** Pedro Vega 207-7980

**APARTMENT UNIT DATA:**

UNIT	DESCRIPTION	AREA	NUMBER OF UNITS	TOTAL SQ. FOOTAGE
A1	1 BDRY / 1 BATH	600 SQ. FT.	34	20,400 SQ. FT.
A2	1 BDRY / 2 BATH	740 SQ. FT.	48	28,320 SQ. FT.
B1	2 BDRY / 2 BATH	840 SQ. FT.	48	32,320 SQ. FT.
B2	2 BDRY / 2 BATH	925 SQ. FT.	34	31,450 SQ. FT.
B3	3 BDRY / 2 BATH	1,045 SQ. FT.	4	4,180 SQ. FT.
TOTAL			178	124,670 SQ. FT.
AVERAGE SQUARE FOOTAGE PER APARTMENT				694 SQ. FT.

FILLER	UNIT	NUMBER OF UNITS PER MILLION			NO. OF DILUENT	TOTAL NUMBER OF UNITS	TOTAL
		1st	2nd	3rd			
SO. TYPE 1	B	-	-	-	3	48	48
SO. TYPE 2	B	-	-	-	3	34	48
SO. TYPE 3	B	-	-	-	3	34	48
SO. TYPE 4	B	-	-	-	3	34	48
SO. TYPE 5	B	-	-	-	3	34	48
SO. TYPE 6	B	-	-	-	3	34	48
SO. TYPE 7	B	-	-	-	3	34	48
TOTAL					9	64	10

**STORAGE:**

30 STORAGE AREAS AT 10' x 8'-3" (87 SQ. FT. EACH) 1414 SQ. FT. OF TENANT STORAGE

REQUIREMENT	NO. VEHICLES PER SPACE	TOTAL SPACES REQUIRED
15 SPACES PER UNIT	10	256 SPACES
1 SPACE PER EA. 100 SQ. FT. OF CURB/PAVEMENT	5000 SF	5 SPACES
AREA ON LEFT OF SITE - UNITS		104 SPACES
AREA ON LEFT OF SITE - CLUB	5000 SF	10 SPACES
AREA ON RIGHT OF SITE	40	263 SPACES
TOTAL PARKING SPACES REQUIRED		7 SPACES
HANDICAPPED SPACES REQUIRED		

AREA ON LEFT OF SITE - PARKING SPACES	308 SPACES
DRIVEWAY PARKING SPACES	51 SPACES
DRIVEWAY PARKING SPACES	50 SPACES
CARPETS	1 SPACES
UNPAVED	1 SPACES
UNPAVED (W/AL ALIGNED)	2 SPACES
UNPAVED DRAINAGE	1 SPACES
UNPAVED CARPORT	1 SPACES
AREA ON RIGHT OF SITE - PARKING SPACES	73 SPACES
DRIVEWAY PARKING SPACES	50 SPACES
DRIVEWAY PARKING SPACES	5 SPACES
CARPETS	0 SPACES
UNPAVED	3 SPACES
TOTAL PARKING SPACES PROVIDED	371 SPACES
UNPAVED	1 SPACES
AVERAGE SPACES PER UNIT PROVIDED	144 SPACES

**CLIENT NAME:**

2009 W.C.H.  
INVESTMENTS, LLC

**PROJECT NAME:**

**CULEBRA  
APARTMENTS**

**PROJECT LOCATION**  
**CULEBRA ROAD**  
**SAN ANTONIO, TEXAS**

[illegible]

DATE	01-01-01	PROJECT NUMBER	010	SHEET TITLE	ARCHITECTURAL SITE PLAN	SHEET NUMBER	00.0
SCALE	1" = 60'-0"	OWNER	TAM				



ARCHITECTURAL SITE PLAN  
P. 60'

 INDICATED CARPORTS (MPJ)

CULEBRA ROAD

F.W. 1560



## Zoning Case Notification Plan

### Case Z-2009-110

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07330 - Block 024 - The S 104.7 ft of Lots 35, 36 and 37

#### Legend

- Subject Property (0.1791 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(05/18/2009 - E Hart)



# CASE NO: Z2009110

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

**Council District:** 1

**Ferguson Map:** 582 E6

**Applicant Name:**

**Owner Name:**

Donald R. Feldpausch

Donald R. Feldpausch

**Zoning Request:** From "R-5" Residential Single Family District to "MF-18" Multi-Family District.

**Property Location:** The south 104.7 feet of Lots 35, 36 and 37, Block 24, NCB 7330

126 Dora Street

On the south side of Dora Street between North Main Avenue to the west and McCullough Avenue to the east.

**Proposal:** To allow a two-family dwelling

**Neigh. Assoc.** None

**Neigh. Plan** North Central Neighborhoods Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial

The subject property consists of vacant land with frontage on Dora Street (a Collector street). The property is adjacent to R-5 zoning to the north, south and west and MF-33 zoned, but individual residentially platted lots, to the east. The surrounding land uses consist of single-family dwellings in all directions.

The applicant is requesting a change in zoning to allow a two-family dwelling. Staff finds this request inconsistent with the surrounding development pattern; housing type; and overall character related to density. This surrounding area is composed mainly of single-family residential uses. The future land use designation for the subject property is Low Density Residential. The Low Density Residential land use category allows for a variety of detached or attached dwellings including single-family homes, duplexes and accessory dwellings on lots 8,000 square feet or greater. The property measures approximately 7,800 square feet and does not meet the 8,000 square foot requirement. Therefore, the requested MF-18 designation is not consistent with the North Central Neighborhoods Plan. The applicant has filed an application for a plan amendment and this request will be heard by the Planning Commission on June 24, 2009.

The properties directly to the east and southeast were originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "MF-33" Multi-Family District. These properties are currently overzoned and would benefit from a downzoning to remedy the existing conditions since this area is composed mainly of single-family residential uses and vacant areas where similar residential development seems likely to occur.

While the applicant is proposing the development of a two-family dwelling; the calculation for 0.1791 acres proposed for the MF-18 Multi-Family District would allow approximately 3 dwelling units. The proposed zoning district would allow a density that staff believes could potentially lead to development that is too intense for the surrounding property owners and infrastructure.

# **CASE NO: Z2009110**

**Final Staff Recommendation - Zoning Commission**

---

**CASE MANAGER :** Brenda Valadez 207-7945

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2009110

**Address:** 126 Dora Street

**Existing Zoning:** R-5

**Requested Zoning:** MF-18

**Registered Neighborhood Association(s):** N/A

**Neighborhood/Community/Perimeter Plan:** North Central Neighborhoods Community Plan

**Future Land Use for the site:** The property is currently classified as Low Density Residential land use in the North Central Neighborhoods Community Plan. The Low Density Residential land use classification allows for a variety of detached or attached dwellings including single-family homes, duplexes and accessory dwellings on lots of 8,000 sq. ft. or greater. The property is currently zoned R-5 and measures 7,800 sq. ft. The surrounding properties are all single family residences and are zoned with R-5 to the north, south and west. The parcel abutting the subject property to the east is zoned with MF-33.

**Recommendation:**

The proposed development, a duplex, is consistent with the North Central Neighborhoods Community Plan since it is considered as Low Density Residential land use. However, the available square footage is slightly short of required 8,000 sq. ft.

On the other hand, the proposed zoning district, MF-18, is not consistent with the North Central Neighborhoods Community Plan. This zoning category will allow three dwelling units to be built on the property. Three dwelling units, triplexes, are considered as Medium Density Residential land use category. This is not consistent with the North Central Neighborhoods Community Plan and it would require a plan amendment.

**Analysis:**

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

**Staff Recommendation:**

☐ Approval

☒ Denial

☐ Alternate Recommendation:

**Reviewer:** John Osten

**Title:** Sr. Planner

**Date:** 05/19/2009

**Manager Review:** Andrea Gilles

**Title:** Sr. Management Analyst

**Date:** 05/22/2009



## Zoning Case Notification Plan

### Case Z2009111

Council District 8

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 14696 - Block 012 - Lot 5

#### Legend

- Subject Property (0.815 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(05/19/2009 - E Hart)

# CASE NO: Z2009111

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

**Council District:** 8

**Ferguson Map:** 548 D6

**Applicant Name:**

**Owner Name:**

DMB Properties, Ltd., Attn: Daniel M Baker

DMB Properties, Ltd.

**Zoning Request:** From "C-3NA" General Commercial Nonalcoholic Sales District to "C-2NA" Commercial Nonalcoholic Sales District.

**Property Location:** Lot 5, Block 12, NCB 14696

8800 Block of Oakland Road

On the north side of Oakland Road, approximately 340 feet east of Huebner Road

**Proposal:** To allow office development

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Approval.

The subject property is approximately 0.82 of an acre of undeveloped land located on the north side of Oakland Road east of Huebner Road. The subject property was annexed in September 1972, per Ordinance 41426, and was originally "Temp R-1" Temporary Single Family Residence District. In a 1986 case, the property was rezoned to "B-3NA" Nonalcoholic Sales District. Upon the adoption of the Unified Development Code, the previous zoning converted to the current "C-3NA" General Commercial Nonalcoholic Sales District. Surrounding zoning includes a mix of "C-3NA", "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-3" General Commercial District and "C-2" Commercial District to the west, northwest, and southwest; "R-6" Residential Single-Family District to the east and southeast; with "C-3R" to the northeast. Surrounding land uses include multiple auto repair and inspection facilities to the west and southwest; a single-family residence to the east; undeveloped land farther to the east, northeast, and southeast; with multiple banks, restaurants, retail centers, and a grocery store farther to the west along Huebner Road.

Staff finds the request zoning to be an appropriate down-zoning of the subject property. Under the current "C-3NA" zoning district, the property is subject to strict building setback and landscape buffer requirements in order to protect the neighboring residential property from intense permitted uses. Should the requested down-zoning be approved, the setback and landscape buffer requirements will be lessened, while the types of uses allowed on the subject property will also be limited.

**CASE MANAGER :** Micah Diaz 207-5876



## Zoning Case Notification Plan

### Case Z-2009-112 CD

Council District 3

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 03368 - Block 100 - Lot F

#### Legend

- Subject Property (0.1873 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(06/01/2009 - E Hart)

# CASE NO: Z2009112 CD

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

**Council District:** 3

**Ferguson Map:** 651 D1

**Applicant Name:**

**Owner Name:**

Cynthia Y. Munoz

Cynthia Y. Munoz

**Zoning Request:** From "R-4" Residential Single Family District to "R-4 CD" Residential Single Family District with a conditional use to allow a professional office.

**Property Location:** Lot F, Block 100, NCB 3368

1044 Bailey Avenue

On the southwest corner of South Walters Street and Bailey Avenue

**Proposal:** To allow a professional office

**Neigh. Assoc.** Highland Park Neighborhood Association

**Neigh. Plan** Highlands Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial

The subject property is located on the southwest corner of South Walters and Bailey Avenue, which are both local streets. The subject property is .1873 of an acre and is occupied by a single-family dwelling that measures approximately 2686 square feet, which was constructed in 1930. The property is adjacent to R-4 zoning in all directions. The subject property was originally zoned "B" Residence District under the 1936 zoning code. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "R-4" Residential Single-Family District. The surrounding land uses consist of single-family residential uses to the north, south, east and west.

The applicant is requesting a zoning change to allow an office use. The subject property is surrounded by residential zoning and existing residential dwellings. The future land use designation for the subject property is Low Density Residential. The Low Density Residential land use category allows single-family houses on individual lots. Staff believes that an office use at this location would not advance the goals of the Highlands Community Plan. The Plan encourages uses that would enhance the aesthetic quality of the area, and discourages commercial encroachment into residential areas. While the applicant contends that the use would be low-impact with a minimum number of employees, this zoning change would not guarantee that a future property owner would not make maximum use of the requested zoning district.

Further, the property would need a total of 9 parking spaces in order to accommodate the proposed use. Given the location of the principal structure, a parking area of this size would have to be built in the front yard, thus detracting from the character of the neighborhood. The noise and additional traffic that would be generated by the proposed use would create an adverse impact on the neighbors as the residential units to the immediate north, south, east and west are within close proximity to the subject property. Therefore, due to all of these factors, the requested zoning is not compatible with the surrounding area.

**CASE MANAGER :** Brenda Valadez 207-7945

## Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2009112

**Address:** 1044 Bailey Avenue

**Existing Zoning:** R-4

**Requested Zoning:** R-4 CD (Professional Office)

**Registered Neighborhood Association(s):** Highland Park Neighborhood Association

**Neighborhood/Community/Perimeter Plan:** Highlands Community Plan

**Future Land Use for the site:** Low Density Residential

### Analysis:

The subject property is an 8,160 square foot corner lot located southwest of the intersection of Bailey Avenue and South Walters Street (both local streets). The subject property is occupied by a 2,686 square foot structure classified by BCAD as a single-family residence. The parcels to the north (across Bailey Avenue), east (across South Walters Street), south and west are all occupied by single-family residential dwellings. All of these properties, including the subject property, are zoned R-4. The nearest parcel with a non-residential zoning classification is situated 2 blocks to the north and 1 block to the west on East Highland Boulevard.

The subject property is currently designated for Low Density Residential Land Use. The Low Density Residential land use classification includes single-family houses on individual lots. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within this category and should be centrally located to provide easy accessibility.

The applicant is requesting a conditional use for a professional office be attached to the existing R-4 zoning on the subject property. This zoning request does not include a change to the base zoning so a finding of consistency is not required.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

### Staff Recommendation:

☐ Approval, pending plan amendment

☒ Denial

☐ Alternate Recommendation

Objective 1.4 of the Plan is to: "Ensure new and existing businesses conform appropriately to the scale, design and character of the community, enhancing it aesthetically whenever possible". A professional office at this location would not be consistent with the character of the immediate area, which is decidedly single-family residential. Based on the required minimum parking ratio of 1 space per 300 square feet, the owner or subsequent owner may be required to provide up to 9 off-street parking spaces if the entire structure is utilized as office space. A parking area of this size would detract from the character of the area. The noise and traffic generated by the proposed use could also create conflicts with abutting properties. A home occupation may be operated at the subject property without a change to the base zoning and would be subject to restrictions designed to minimize the potential for conflicts with adjacent residences.

**Reviewer:** Michael Taylor

**Title:** Senior Planner

**Date:** 5/21/09

**Manager Review:** Andrea Gilles

**Date:** 5/22/09

12/30/04



**BAILEY AVENUE**  
Z2009112  
(60' R.O.W.)

LOT E

**LOT F**  
**BLOCK 100**  
**N. C. B. 3368**  
**7050 SQ. FT.**  
**0.162 ACRES**

SCALE: 1"=20'

**SOUTH WALTERS STREET**  
(60' R.O.W.)

NOTE:  
METAL SHED PROTRUDES  
ONTO LOT E

NOTE:  
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.  
THIS IS REPRESENTATION OF THIS SURVEYOR'S BEST  
INTERPRETATION OF RECORD INFORMATION.

NOTE:  
BEARINGS SHOWN HEREON ARE ASSUMED

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS,  
AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:  
VOLUME 313, PAGE 592, DEED RECORDS, VOLUME 980, PAGE 19,  
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**PROPERTY ADDRESS**

1044 BAILEY AVENUE

**BORROWER**

CYNTHIA MUNOZ

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480292, Panel No. 0455F, Panel Dated 08-18-07, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is the surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.

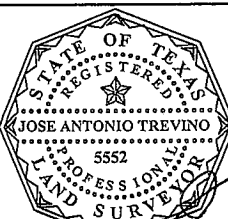
**PROPERTY DESCRIPTION**

LOT F, BLOCK 100, NEW CITY BLOCK 3368, OF HIGHLAND PARK, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE 19, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**Westar**  
**Alamo**  
LAND SURVEYORS, LLC  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - = WOOD FENCE
  - ⊗ = POWER POLE
  - E— = OVERHEAD ELECTRIC
  - L— = CHAIN LINK FENCE
  - ⊙ = FIRE HYDRANT

DRAWN BY: DH



I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

JOSE ANTONIO TREVINO  
Registered Professional Land Surveyor  
Texas Registration No. 5552

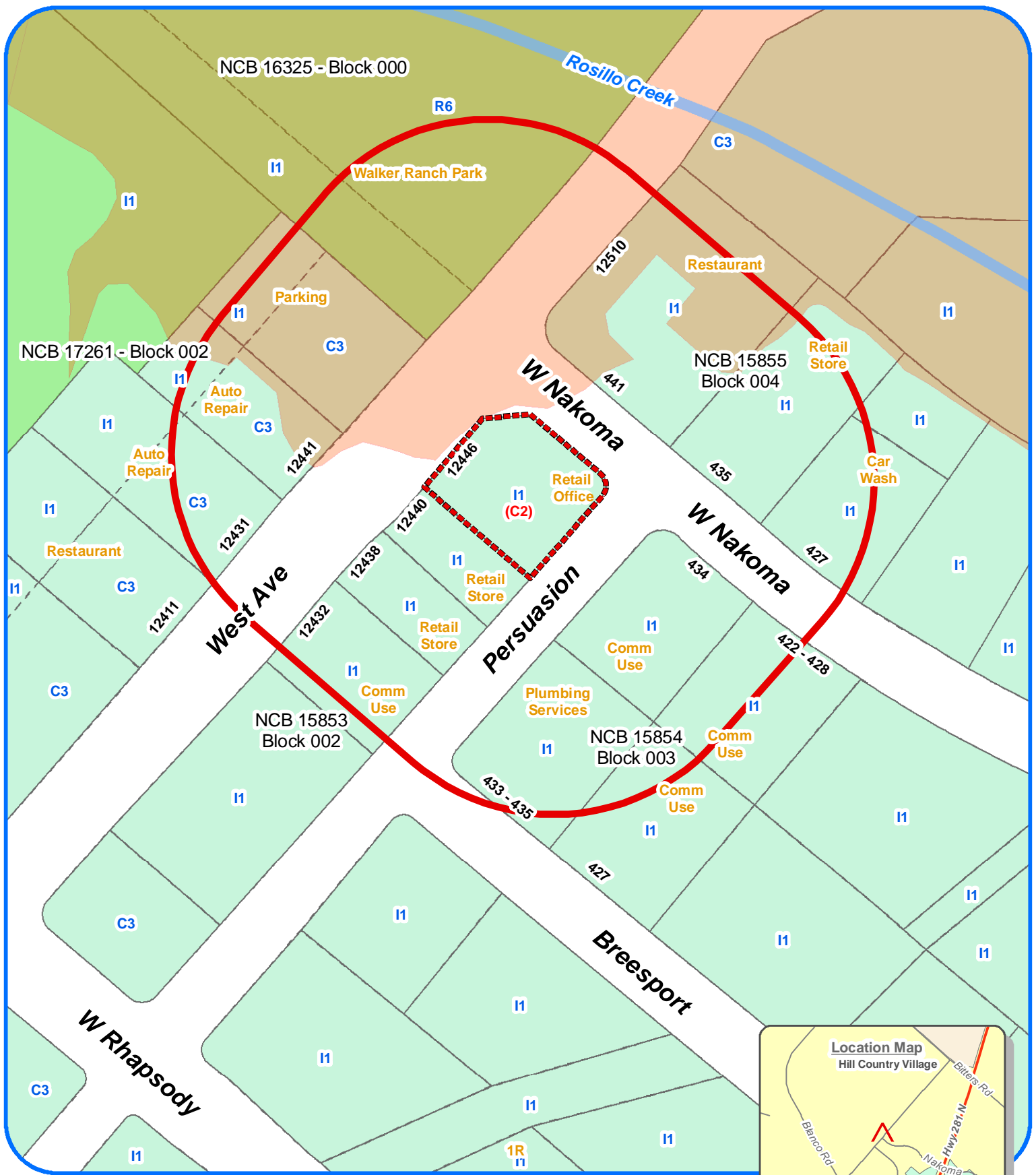
G.F. NO. 71-0001084, issued

JOB NO. 138911

TITLE COMPANY: LSI TITLE

DATE: 10-24-08

R-4  
R-4 CD  
for office



## Zoning Case Notification Plan

### Case Z-2009-113

Council District 9

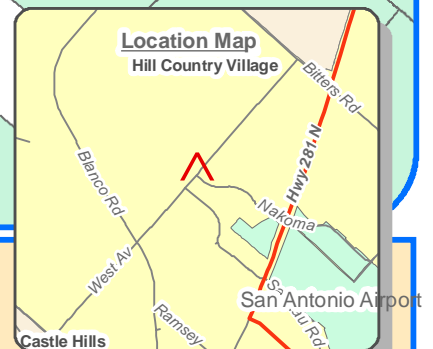
Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 15853 - Block 002 - Lot 12

#### Legend

- Subject Property (0.333 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(06/01/2009 - E Hart)

# CASE NO: Z2009113

## Final Staff Recommendation - Zoning Commission

---

**Date:** June 16, 2009

**Council District:** 9

**Ferguson Map:** 550 D2

**Applicant Name:**

**Owner Name:**

Hunter Road Properties, Inc.

Hunter Road Properties, Inc.

**Zoning Request:** From "I-1" General Industrial District to "C-2" Commercial District.

**Property Location:** Lot 12, Block 2, NCB 15853

12446 West Avenue

At the south corner of the intersection of West Avenue and West Nakoma

**Proposal:** To allow for commercial uses

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Approval

The subject property is located on the north side of San Antonio; on the south corner of West Avenue and West Nakoma. The subject property was annexed in May of 1966, totals 0.333 acres and is currently occupied by a commercial building. The existing commercial building measures approximately 4,800 square feet and was constructed in 1975. In October of 1977, the 0.333 acre site was part of five lots that were granted a zoning change from "B-3" Business District to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the existing "I-1" General Industrial District zoning converted from the previous "I-1" Light Industry District. Surrounding zoning includes "I-1" General Industrial District to the southwest and across West Nakoma to the northeast and across Persuasion to the southeast with "C-3" General Commercial District across West Avenue to the northwest.

The applicant has applied for "C-2" zoning in order to allow commercial uses. The "C-2" zoning district permits retail and service activities designed to serve the community with no outdoor storage or display of goods permitted except for outdoor dining. Staff finds the request to be appropriate given the site's location along West Avenue and West Nakoma, two major thoroughfares. The site had previously been utilized as professional and medical offices. The proposed "C-2" is a more appropriate zoning given the layout of the subject property. The subject property is located in an existing business park with offices, service centers, showrooms, warehouses and distribution centers. The "C-2" Commercial District would not be out of character with the commercial and industrial uses in the area. Therefore, the "C-2" Commercial District is an appropriate downzoning from "I-1" General Industrial District at this location.

**CASE MANAGER :** Pedro Vega 207-7980

## ARTICLE III – ZONING

### 35-357 “FBZD” Form Based Zoning District

*The Form Based Zoning District is a special district established to encourage a sustainable pattern of development by concentrating growth in Hamlets, Villages and Regional Centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space. Hamlets, Villages and Regional Centers are compact, pedestrian-oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by ~~Land Use Plans~~, Development Pattern Plans and Transect Zones.*

#### (a) Development Standards

Development within an “FBZD” shall comply with the Form Based Development Use Pattern in section 35-209. The remaining sections of chapter 35 continue to be applicable to issues not addressed by section 35-209 or this section. The provisions of section 35-209, when in conflict, shall take precedence over those other sections in chapter 35. Section 35-209 shall control for development standards including, but not limited to:

- (1) Lot and building layout and dimensions
- (2) Transportation and stormwater management infrastructure
- (3) Parks and open space
- (4) Parking and loading
- (5) Landscaping and buffering

#### (b) Consolidated Review Committee

- (1) The Planning and Development Services Department shall establish and coordinate a Consolidated Review Committee (CRC) comprising a representative from each of the various regulatory agencies and staff that have jurisdiction over the permitting of a project. The CRC shall provide a single interface with the applicant-developer.
- (2) The composition and jurisdiction of the CRC shall be as provided in section 35-209(b)(32) Process. ~~The CRC shall issue a Certificate of Compliance for approvals of Master Development Pattern Plans, Plats and Building Plans.~~
- (3) Decisions rendered by the CRC may be appealed to the Director of the Planning and Development Services Department.

#### (c) Uses

An “FBZD” may include residential, commercial, industrial ~~and~~ civic, and other uses as permitted by Table 35-209-13A General Function and Table 35-209-13B Specific Function.

**(d) Size**

Minimum size requirements are based on development patterns (e.g. Hamlets, Villages, Regional Centers). Development Patterns require a minimum acreage size specified in section 35-209(d)(3) Development Patterns.

**(e) Completeness Review**

- (1) For all applications for “ FBZD” zoning, the Director of the Planning and ~~Community~~ Development Services Department shall prepare a sector analysis. The sector analysis shall incorporate regional planning principles based on geographic characteristics (including, but not limited to, topography and transportation networks) and growth management priorities by utilizing the sector system described in section 35-209(c) Sector Analysis Report. This analysis shall be used to determine the appropriateness of the zoning request within the context of a regional planning perspective. The applicant shall submit the request for analysis to the Planning and Community Development Services Department. The analysis shall be completed within 15 working days of the request. Projects over 500 acres shall be completed within 25 working days. The zoning request shall not be deemed complete until this analysis has been completed by the Department of Planning and Community Development Services. If the Sector Analysis is not completed within the time allowed, the zoning request may be submitted by the applicant. Analysis submitted after the zoning application has been deemed complete shall continue to be a factor to determine the appropriateness of the zoning request and shall be included in staff report to Zoning Commission.
- (2) An application for “ FBZD” zoning for an area that lies within the boundaries of an adopted neighborhood, community or perimeter plan, or any other plan adopted pursuant to section 35-420 Comprehensive, Neighborhood, Community and Perimeter Plans, shall be subject to the completeness review criteria in section 35-421(c) Completeness Review. If the zoning commission makes a determination that the zoning request is inconsistent with the master plan policies or the land use element of the applicable neighborhood, community or perimeter plan, then the application for rezoning shall not be deemed complete until a completed application for a master plan amendment is filed.

**(f) Zoning Site Plan**

- (1) A Zoning Site Plan shall be filed with any request for “ FBZD” zoning. An application for “ FBZD” zoning shall not be deemed complete unless accompanied by a Zoning Site Plan.
- (2) A Zoning Site Plan shall include the following information:
  - A. Legal description and exhibit of the property at appropriate scale showing the boundaries of the area to be zoned “ FBZD.”
  - B. Location of Development Patterns (e.g. Hamlets, Villages and Regional Centers) and ~~Special~~ Specialized Districts. A metes and bounds description of each Development Pattern and ~~Special~~ Specialized District (if applicable) and an exhibit showing the boundaries of the Development Pattern or ~~Special~~ Specialized District shall be provided.
  - C. Location of Transect Zones. Transect Zones shall be clearly identified and include a table with an acreage notation (precise to 1/100<sup>th</sup> of an acre). A

table that specifies the allocation of Transect Zones within each Development Pattern expressed in total acreage and as a percentage of the total acreage of the Development Pattern shall be provided. A Geographic Information System (GIS) shapefile shall be submitted that identifies the Transect Zones with x,y coordinates projected to the following coordinate system: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet.

D. Location of Pedestrian sheds.

E. Location of Mandatory Streets (Avenues, Boulevards, Commercial Streets and Standard Streets that provide connectivity between Development Patterns and/or provide connectivity to major regional arterials). Final review and approval of street design, classification and right-of-way width in accordance with Tables 209-6A through 6G shall occur with the review of the Master Development Pattern Plan.

F. Land use allocation table for each ~~Special~~ Specialized District (if applicable). Land uses within each ~~Special~~ Specialized District shall also be shown on the site plan.

G. Trip Generation Worksheet that corresponds to Traffic Study required in Sec. 209(b)(5).

- (3) The Zoning Site Plan shall be governed by section 35-421(c) Completeness Review and section 35-421(e) Approval Criteria of this chapter. The Zoning Site Plan shall also be reviewed for compliance with the terms of this section and section 35-209.
- (4) A Zoning Site Plan shall be reviewed by the zoning commission and approved by the city council concurrent with the application for rezoning to "FBZD." The zoning ordinance shall provide that adherence to the Zoning Site Plan, or the amended Zoning Site Plan, is required within the "FBZD" provided, however, that a rezoning shall not be required for the approval of a minor change to the Zoning Site Plan as defined in subsection (g)(2) of this section.
- (5) The ~~approved~~ Zoning Site Plan approved by City Council shall accompany all subsequent development applications (including, but not limited to, Master Development Pattern Plans, Plats and Building Plans). Approval of a Zoning Site Plan shall not infer imply subsequent approval of a Master Development Pattern Plan, Plat, or Building Plan.

## **(g) Amendments to Zoning Site Plan**

- (1) Revisions to a previously approved Zoning Site Plan shall be classified as minor or major changes. An application for a minor or major change to a Zoning Site Plan shall be submitted to the Director of Planning and Development Services CRC Coordinator and shall be subject to section 35-421(c) Completeness Review provisions of this chapter. Within ~~five (5)~~ fifteen (15) working days after filing the proposed revisions, required items and information, the Consolidated Review Committee (CRC) shall provide a written response indicating whether or not the submitted revised Zoning Site Plan has been accepted as a minor or major revision. ~~If it is determined by the CRC finds~~ that the revised submittal is considered a minor change then said submittal shall be processed by the CRC and shall not require review by the zoning commission or approval by the city council. ~~If it is determined by the CRC finds~~ that the proposed revision is a major change then said proposed major revision shall be processed in the same manner as the initial Zoning Site Plan

submittal described in subsection (f) of this section. If written response is not received from CRC within 15 working days, change shall be deemed a major change.

(2) A minor amendment to a Zoning Site Plan shall include:

- A. ~~A~~An accumulated deviation of 5% or less of the total acreage of the Development Pattern. The deviation shall be in the size and/or location of a Transect Zone, subject to the following:
  - 1. A change to a Transect Zone shall maintain the overall allocation of ~~transect zones~~ Transect Zones within the permitted range for each Development Pattern as listed in Table ~~35-209-18~~ 209-18 Transect Zone Summary.
  - 2. A Transect Zone shall only be changed to a lower Transect Zone or the next highest Transect Zone.
  - 3. Once the 5% accumulated limit has been reached, further amendments shall be deemed a major amendment.
  - 4. Any change to a Specialized District is deemed a major amendment.
- B. A deviation in the location of a ~~street~~ Mandatory Street required to be included on the Zoning Site Plan of less than a three maximum block-blocks length as defined for that Transect Zone. The deviation shall not prevent the connection of existing streets, streets on the Major Thoroughfare Plan, or future recorded streets on adjacent properties that are not within the Form Based Zoning District.
- C. The addition of a street(s) to ensure adequate connectivity and capacity.
- ~~C.D.~~A~~An accumulated total deviation of 5% or less, of the total acreage of the Development Pattern, in the size and location of the Pedestrian Shed.~~
- ~~D.E.~~A change in the housing mix indicated for the Sustainable Design Option as long as the change is in compliance with the housing mix and phasing requirements.

(3) Any other revision to an “ FBZD” site plan not described in subsection (2) above shall be deemed a major change.

## **(h) Master Development Pattern Plan Required**

- (1) A Master Development Pattern Plan shall be required for every Form Based Development. A Master Development Pattern Plan shall include all areas within a Form Based Development to include all Development Patterns and ~~Special~~ Specialized Districts. A Master Development Pattern Plan shall be approved through the Master Development Plan (MDP) process in section 35-412 Master Development Plan with coordination provided by the CRC.
- (2) A Master Development Pattern Plan application shall include the following information:
  - A. The approved Zoning Site Plan
  - B. A Master Development Pattern Site Plan showing the location and extent of:

1. Transect Zones. Transect Zones shall be clearly identified and be accompanied by a table as described in section 35-357(h)(2)(C) with an acreage notation (precise to 1/100th of an acre).
2. Pedestrian Sheds
3. Street designations, by type ~~[including description of Thoroughfare Assembly as referenced in Table 209-6(g)]~~. including description of Thoroughfare Design as referenced in Table 209-6
4. Bicycle network
5. Transit network
6. Civic functions including civic spaces, civic building sites, and civic spaces for public transit
7. School reserve (if applicable)
8. Conservation easement boundaries (if applicable)
9. B-Grid designations (if applicable)
10. Mandatory and recommended frontage designations (if applicable)
11. Cross block passage designations (if applicable)
12. Terminated vista designations (if applicable)
13. General distribution of residential and other (non-residential) functions by Transect Zone.

C. Master Development Pattern Plan ~~Tables~~ tables shall include:

1. Allocation of Transect ~~Zones~~ zones within each Development Pattern expressed in ~~total acreage acres (precise to 1/100th of an acre)~~ and as a percentage of the total acreage of the Development Pattern ~~with an acreage notation~~
2. Maximum block size within each Transect Zone
3. Civic space allocation by Pedestrian Shed
4. School area allocation by Development Pattern Plan (if applicable)
5. If B-Grids are designated, measurement ratio of B-Grid frontages to Pedestrian Shed frontages
6. Range of permitted private frontages, parks, lot occupation, building setbacks, building disposition, and building height by Transect Zone
7. Density calculations and exchange rates for housing units to other functions as prescribed by section 35-209(d)(4) Density Calculations. The following additional materials are required if using one of the bonus density options:
  - a. For TDR option, identify receiving and sending areas in accordance with section 35-209(c)(2) Transfer of Development Rights
  - b. For Sustainable Design Option, include Sustainable Design Option Point System Matrix and Housing Mix Phasing Plan as detailed in section 35-209(d)(5) Density Bonus Options

D. Public frontage definitions, including details of thoroughfare assemblies



- E. Typical diagrams for each category of proposed functions to include lot occupation, building setbacks, building disposition, building height and parking spaces
- F. Tree Preservation Master Plan (refer to section ~~35-523~~ 35-209(d)(7) Tree Preservation)
- G. The following general application requirements included on the site plan or as a separate exhibit as necessary:
  - 1. Identification
    - a. Proposed name of development if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded in the County
    - b. City assigned ID number
    - c. ~~Name~~ Names and ~~address~~ addresses of owner of record, developer and designer
    - d. The names of all adjacent property owners as shown on current tax records
    - e. Certificate of agency or power of attorney if other than owner
    - f. Signature blocks prepared for the dated signatures of the chairperson and secretary (Director of Planning and Development Services or assignee) of the authorized approval entity
    - g. Date of preparation
  - 2. Location
    - a. Two Points identified by Texas Planes Coordinates
    - b. Basis of bearings used and a north arrow
    - c. A location map at a scale of not less than 1" = 2,000' indicating the location and distance in relation to adjacent streets and all surrounding major thoroughfares. The location map is to be located in the top left hand corner of the sheet.
    - d. The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve' s radius, central angle and arc length
    - e. Graphic and written scale and north arrow
  - 3. Restrictions
    - a. Proposed covenants on the property, if any, including a map and legal description of area affected
    - b. Notation of any restrictions required by the City Council in accordance with this Ordinance
    - c. A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and, proposed phasing of construction of public improvements, recreation and common open space areas

~~[\*Note: The City does not enforce private deed restrictions.]~~
  - 4. Site Conditions
    - a. Existing topography with maximum contour interval of two (2) feet, except where existing ground is on a slope of less than five percent

(5%) then either one foot contours or spot elevation shall be provided where necessary

- b. All existing easements or right-of-way with street names impacting the development area, their nature and width
- c. The location of all entrances onto existing and/or proposed adjacent roadways, whether existing or proposed
- d. The location and dimension of all proposed or existing lots
- e. A delineation of EARZ, wetlands, floodplains and woodlands
- ~~f. Traffic Impact Analysis (TIA) worksheet~~
- ~~g f.~~ Utilities Plan
- ~~h g.~~ Location of proposed fire hydrants, as part of a request for LOC
- ~~i h.~~ A stormwater management plan

H. Form Based Parking Plan, if applicable.

I. Traffic Study as required in Sec. 209(b)(65)

- (3) The applicant may elect to omit certain eligible items from the initial Master Development Pattern Plan application. If these items are omitted from the initial application, they shall be submitted in a subsequent application or subsequent applications as an addendum to the Master Development Pattern Plan. The addenda shall not be considered an amendment to the MDPP. These items shall be submitted according to a phasing schedule included with the initial application and shall be approved through the process described in subsection (1) of this section. The following items from subsection (2), above, are eligible for deferred submittal:

- A. Mandatory and recommended frontage designations
- B. Cross block passage designations
- C. Terminated vista designations
- D. The location and dimension of all proposed or existing lots
- E. The location of proposed fire hydrants, as part of a request for LOC

F. Housing Mix for Sustainable Development Option

- (4) An application for plat approval shall not be deemed complete until all items in subsection (2) above have been submitted and approved for the area that is the subject of the application for plat approval.
- (5) Approval Criteria. No Master Development Pattern Plan shall be approved unless it conforms to all applicable requirements in this section and section 35-209.
- (6) Minor Amendments to Master Development Pattern Plan

A. The following shall be considered minor ~~Minor~~ amendments to the Master Development Pattern Plan ~~shall include~~:

- 1. Changes to the timing or phasing of the proposed development.
- 2. Updating of ownership or consultant information.
- 3. Master development plan or subdivision plat name change.
- 4. Minor amendments to the Zoning Site Plan as specified in Sec. 35-357(g).

5. Addition of or change to of a Form Based Parking Plan, within the parameters defined in Section 35-209 (f)(2)(d)(3).

B. Minor amendments shall be subject to review and approval of the Consolidated Review Committee.

C. All other revisions shall be classified as major amendments and shall be processed in the same manner as the initial Master Development Pattern Plan submittal.

**(i) Rezoning of Property within an “ FBZD”**

No property within the boundaries of an “ FBZD” site may be rezoned unless and until the Zoning Site Plan is amended pursuant to the provisions contained herein. In particular, any such amendment or rezoning application must be justified in terms of impact to utility infrastructure, roadway infrastructure and goals and purposes of the original Form Based Development.

**(j) Development of a Form Based Development Within the city’ s Extraterritorial Jurisdiction**

A Form Based Development may be developed within the city’ s extraterritorial jurisdiction provided that the Form Based Development is developed pursuant to an approved Master Development Plan as provided in section 35-412 Master Development Plan and the Form Based Development is designated as such on the Master Development Plan and meets the requirements set forth in this section and section 35-209. A Master Development Plan that is designated as a Form Based Development shall meet the requirements for a Master Development Pattern Plan and shall include a site plan that meets the requirements for a Zoning Site Plan as outlined in this section. If the property which is the subject of the Master Development Plan designated as a Form Based Development is subsequently annexed into the City’ s zoning jurisdiction, then the City shall initiate a rezoning case for the subject tract to rezone the property to “ FBZD” . The permanent zoning of any Form Based Development that is initially located within the extraterritorial jurisdiction and is later annexed shall be consistent with the Master Development Plan governing the Form Based Development as provided in section 35-307 Newly Annexed Territory.

**(k) Copy of “ FBZD” Shall Be Made Available to the Public**

The developer or landowner of an approved “ FBZD” shall maintain a copy of the Master Development Pattern Plan within the sales office(s) located within the “ FBZD” . The site plan shall be displayed in a prominent location within the office so that it is easily viewable by the public. ~~In addition~~ Upon request to developer or landowner, copies of the Master Development Pattern Plan shall be made available at cost to members of the public ~~upon request~~. This requirement shall continue until all property within the “ FBZD” is developed.

~~[\*\* Per State Law \_\_\_\_\_, the Developer is required to provide a copy of the Master Development Pattern Plan to all (buyers?) of the property within the boundaries of the MDPP.]~~

## **SECTION 35-209**

### **SECTION (a) GOALS AND OBJECTIVES STATEMENT OF PURPOSE**

#### **SECTION (b) GENERAL TO ALL PLANS**

- (1) ~~—~~ AUTHORITY
- ~~(2)~~(1) APPLICABILITY
- ~~(3)~~(2) PROCESS
- ~~(4)~~(3) VARIANCES
- ~~(5)~~(4) INCENTIVES
- (5) ~~TRAFFIC IMPACT STUDY~~

#### **SECTION (c) SECTOR ANALYSIS REPORT REPORTS**

- (1) INSTRUCTIONS
- (2) TRANSFER OF DEVELOPMENT RIGHTS
- (3) (S1) PRESERVED OPEN SPACE SECTOR
- (4) (S2) RESERVED OPEN SPACE SECTOR
- (5) (S3) RESTRICTED GROWTH SECTOR
- (6) (S4) CONTROLLED GROWTH SECTOR
- (7) (S5) INTENDED GROWTH SECTOR
- (8) (S6) INFILL SECTOR
- ~~(9) — (SD) SPECIALIZED DISTRICT~~

#### **SECTION (d) DEVELOPMENT PATTERNS**

- (1) GENERAL
- (2) TRANSECT ZONES
- (3) DEVELOPMENT PATTERNS
- (4) DENSITY CALCULATIONS
- (5) DENSITY BONUS OPTIONS
- (6) ENVIRONMENTAL AND STORMWATER REQUIREMENTS
- (7) TREE PRESERVATION
- (8) ~~STREETSCAPE~~ THOROUGHFARE REQUIREMENTS
- (9) CIVIC REQUIREMENTS
- (10) ~~SPECIAL REQUIREMENTS~~ OPTIONAL DESIGNATIONS
- ~~(11) — SPECIALIZED DISTRICTS~~

#### **SECTION (e) INFILL DEVELOPMENT**

- (1) GENERAL
- (2) PEDESTRIAN SHED ANALYSIS
- (3) ZONING SITE PLAN
- ~~(4) — MASTER DEVELOPMENT PATTERN PLAN~~

#### **DEVELOPMENT PATTERNS**

- ~~(5)~~(3) TRANSECT ZONE CALIBRATION ZONES
- ~~(6)~~(4) CIVIC REQUIREMENTS
- ~~(5) — SPECIALIZED DISTRICT~~
- ~~(6) — SPECIAL REQUIREMENTS~~

#### **SECTION (f) BUILDING-SCALE PLANS**

- (1) INSTRUCTIONS
- ~~(2) — SPECIFIC TO T1 & T2 ZONES~~
- ~~(2)~~(3) GENERAL TO ~~T3~~ T2 THROUGH T6
- ~~(3)~~(4) SPECIFIC TO T3 ZONES
- ~~(4)~~(5) SPECIFIC TO T4 ZONES
- ~~(5)~~(6) SPECIFIC TO T5 ZONES
- ~~(6)~~(7) SPECIFIC TO T6 ZONES

### **SECTION (g) GUIDELINES FOR TRANSIT, BICYCLE PARKING, AND ELEMENTARY SCHOOLS**

**SECTION (h) DEFINITIONS**

**SECTION (i) STANDARDS AND TABLES**

## **(a) GOALS AND OBJECTIVES STATEMENT OF PURPOSE**

*The purpose of these regulations is to enable, encourage and qualify the implementation of the following goals and objectives policies:*

### *(a)(1) The Regional Scale and Sector Principles*

- A. That natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and shorelines be retained.*
- B. That development of non-contiguous to urban areas should be organized in the pattern of hamlets, ~~neighborhoods or~~ villages, and regional centers.*
- C. That affordable housing shall be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.*
- D. That transportation corridors shall be planned and reserved in coordination with land use.*
- E. That green corridors shall be used to define and connect the urbanized areas.*
- F. That the region shall include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.*
- G. That the region will not allow gated communities.*

### *(a)(2) The Development Pattern Plan*

- A. That Hamlets, Villages, and Regional Centers shall be compact, pedestrian-oriented and mixed-use.*
- B. That the simultaneous planning of adjacent parcels is a preferred development practice.*
- CB. That Villages and Regional Centers shall be the preferred pattern of development and that Districts specializing in single-use should be the exception.*
- DC. That ordinary activities of daily living shall occur within walking distance of most dwellings, allowing independence to those who do not drive.*
- ED. That interconnected networks of thoroughfares shall be designed to disperse and reduce the length of automobile trips.*
- EE. That within Villages, a range of housing types and price levels shall be provided to accommodate diverse ages and incomes.*
- GF. That building densities and land uses supportive of transit shall be provided within walking distance of transit stops and, similarly, appropriate transit options shall be available to support the intensity of land uses.*
- HG. That civic, institutional, and commercial activity shall be mixed, not isolated in remote single-use complexes.*
- IH. That schools shall be sized and located to enable children to walk or bicycle to them.*
- J. That a range of open space including parks, squares, and playgrounds shall be distributed within neighborhoods and urban center zones.*

### *(a)(3) The Block and the Building*

- A. *That buildings and landscaping shall contribute to the physical definition of thoroughfares as civic places.*
- B. *That development shall adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.*
- C. *That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.*
- D. *That architecture and landscape design shall grow from local climate, topography, history, and building practice.*
- E. *That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.*
- F. *That civic buildings and public gathering places shall be provided at locations that reinforce community identity and support self-government.*
- G. *That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.*
- H. *That the preservation and renewal of historic buildings shall be facilitated to affirm the continuity and evolution of society.*
- I. ~~*That the harmonious and orderly evolution of urban areas shall be secured through graphic codes that serve as guides for change.*~~

## **(b) GENERAL TO ALL PLANS**

### **(b)(1) ~~AUTHORITY~~**

- A. ~~Provisions of this section are adopted in the exercise of the power granted municipalities by these statutes and pursuant to the provision of Article 1, Section 3, paragraphs 9 and 13 of the Charter of the City of San Antonio.~~
- B. ~~These regulations are adopted as one of the instruments of implementation of the public purposes and objectives of the adopted City of San Antonio Master Plan Policies. These regulations shall be applied toward properties that have the Form Based Zoning District designation.~~
- C. ~~These regulations have been adopted by a vote of the City Council.~~
- D. ~~These regulations have been adopted to promote the health, safety and general welfare of the City of San Antonio, Texas, and its citizens, including without limitation, protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of pedestrian environment, historic preservation, education and recreation, reduction in sprawl development and improvement of the built environment and human habitat.~~

### **(b)(2)(1) APPLICABILITY**

- A. This section shall be applicable to any area zoned "FBZD" (Form-Based Zoning District) or to Master Development Pattern Plans in the ETJ.
- A. ~~Provisions of these regulations are activated by "shall" when required; and "may" when optional.~~
- A.B The Unified Development Code continues to be applicable to issues not covered by these regulations except where these would conflict with the Form Based Use Pattern, in which case the conflict shall be resolved in favor of the Form Based Use Pattern. The exceptions shall be that the Form Based Zoning District and Use Pattern shall not supercede the:
  - 1. Edwards Recharge Zone District (ERZD) requirements
  - 2. The River Improvement Overlay (RIO) District standards. Maximum height standards may be superceded by the Form Based Use Pattern standards provided that the project is in conformance with the RIO Solar Access requirements of Sec. 35-673(a).
  - 3. Military Airport Overlay Zone Districts (MAOZ), Viewshed Protection Districts (VP), and Airport Hazard Overlay Districts (AHOD)
- C. Terms used throughout these regulations shall take their commonly accepted meanings or as defined for the FBZD in the Definitions [Section 35-209(h)]. In the event of conflicts between these definitions and Appendix A and those of the Unified Development Code, ~~these regulations~~ Section 35-209(h) shall take precedence.
- D. The Definitions of Terms contain regulatory language that is integral to these regulations.
- E. Unless otherwise indicated, all Section references in these regulations pertain to Chapter 35 of the Code of Ordinances for San Antonio, Texas.

### **(b)(3)(2) PROCESS**

- A. Sectors [defined geographically in Section 35-209(c)] permit Development Patterns [defined by extent and intensity in Section 35-209(d)], which are composed of Transect Zones [defined by the elements appropriate to them in Sections 35-209(f)].



- B. The City of San Antonio Department of Planning and Development Services shall include a Consolidated Review Committee (CRC) comprised of a representative from each of the various regulatory agencies and departments that have jurisdiction over the permitting of a project. The CRC shall provide a single interface between the applicant and the agencies. The CRC shall have regularly scheduled meetings held twice per month. Applicants shall make request to be placed on CRC agenda at least one week before the scheduled meeting date. The CRC Coordinator may cancel meetings when there are no outstanding applications.
- C. The Consolidated Review Committee (CRC) shall be comprised of, but not limited to, one representative from each of the following ~~Plat Certifying Agencies~~:
- a. Public Works (Stormwater, Transportation);
  - b. Planning & Development Services (Engineering, Trees, Land Entitlements, Zoning, and Building Review Division);
  - c. SAWS;
  - d. CPS Energy;
  - e. Parks & Recreation;
  - f. Bexar County (if applicable).
  - g. VIA Metropolitan Transit;
  - h. Fire Department;
  - i. School Districts;
  - j. Office of Environmental Policy (Bicycle Coordinator)
  - k. ~~MDP (Master Development Plan) Division;~~
  - l. ~~Building Review Division~~

~~In addition to the Plat Certifying agencies, a representative from the following entities shall be a member of the CRC:~~

- D. The CRC shall issue a ~~Certificate of Compliance for~~ recommendation for approval or denial of Master Development Pattern Plans, Zoning Site Plans, Plats, and Building Plans to the ~~appropriate governing body that has approval authority of for the respective development application. that are in compliance with these regulations. Decisions may be appealed to the Director of Development Services. The CRC shall be coordinated by the Department of Development Services.~~
- ~~GE.~~ An applicant may appeal a decision of the CRC to the Director of Planning and Development Services. Decisions of the Director of Planning and Development Services may be appealed to by the Board of Adjustment {when concerning Section 35-209(f)}, or to Planning Commission {when concerning Section 35-209(d)} and shall follow the procedures set forth in Chapter 35, Article IV, Sections 35-412 and 35-481.
- ~~DE.~~ Should a violation of an approved plan occur during construction, the Director of Planning and Development Services has the right to require the owner or applicant to stop, remove, and/or mitigate the violation, or to require the owner or applicant to secure a Variance to cover the violation.

### **(b)(4)(3) VARIANCES**

- A. Variances shall be granted only by the Board of Adjustment or Planning Commission. Variances to Section (c) and Section (d)(1)(F), (d)(6), (d)(7), and (d)(8) shall be heard by the Planning Commission. All other variances shall be heard by the Board of Adjustment.
- B. The request for a Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue under consideration.

### **(b)(5)(4) INCENTIVES**

The following incentives may be utilized in the application of these regulations:

- ~~1A.~~ The application may qualify for fee relief under the City' s ~~incentive tool kit program~~ Incentive Scorecard System.
- ~~2B.~~ Through utilization of the Transfer of Development Rights Option or qualification under the Sustainable Design Option, density shall be increased to the levels indicated in Table ~~48-209-18.~~ The Transfer of Development Rights Option shall follow the procedures set forth in Sec. 35-361 of the Unified Development Code. Receiving Areas and Density Bonus shall follow the standards set forth in the Form Based Zoning District and Use Pattern.
- ~~3C.~~ An Infill Village or Infill Regional Center may utilize the Base Residential Density allowed under the Density Bonus provision of Table 209-18 (Infill Option) if deemed compatible with surrounding uses. The Density Bonus allowance shall require approval at the time of zoning and shall be indicated on the Zoning Site Plan.

### **(b)(6)(5) TRAFFIC STUDY**

- ~~A.~~ A Traffic Study shall be required that indicates Trip Generation (Daily and Peak Hour Volumes), Trip Distribution (Daily and Peak Hour Volumes), and Level of Service Capacity. A Trip Generation worksheet is required at the time of Zoning. Mitigation shall not be required for Level of Service indicators reported in the Traffic Study. Mitigation may be required for other traffic engineering safety related indicators (not capacity related) including, but not limited to: parking, pedestrian facilities, bicycle facilities, and general traffic circulation.
- A. A Traffic Study for the Master Development Pattern Plan shall be required that indicates Trip Generation (Daily and Peak-Hour Volumes), Trip Distribution (Daily and Peak-Hour Volumes), and capacity and Level of Service analysis based on the latest methodologies of the Highway Capacity Manual (HCM). A Trip Generation worksheet is required at the time of Zoning, and the remaining requirements are due with the submittal of the Master Development Pattern Plan.
- B. Mitigation shall not be required for Level of Service indicators reported within the boundaries of the MDPP by in the Traffic Study.
  - 1. Street cross sections, intersection control, and intersection configurations will be determined based on the results of the Traffic Study.
  - 2. Intersection configurations will be determined based on the overall volume to capacity (v/c) ratio of the intersection, with a required v/c ratio <= 1.0.
  - 3. Mitigation shall be required for other traffic engineering safety related indicators including, but not limited to: parking, pedestrian facilities, bicycle facilities, vehicular safety, and general traffic circulation.
- C. Mitigation shall be required for Level of Service indicators reported outside the boundaries of the MDPP by the Traffic Study in accordance with Section 35-502.

## **(c) SECTOR ANALYSIS REPORT**

### **(c)(1) INSTRUCTIONS**

The Form Based Development Use Pattern is based on Regional Planning principles that incorporate six (6) sectors. These sectors are based on geographic characteristics (including but not limited to topography and transportation networks) of the planning area. The Sectors determine the Development Pattern(s) that are allowed (as illustrated in Table 209-1).

The first two sectors are planned for little or no development and include Sector 1 (S1) Preserved Open Space, Sector 2 (S2) Reserved Open Space. The next three sectors are intended for varying intensity of development in greenfield areas. They include Sector 3 (S3) Restricted Growth, Sector 4 (S4) Controlled Growth, and Sector 5 (S5) Intended Growth. The last sector, Sector 6 (S6) Infill addresses infill conditions.

A Sector Analysis Report shall be required and utilized as one criteria for the approval of a Form Based Development District rezoning application. The Sector Analysis shall be prepared by the Director of Planning and Community Development Services and reviewed in coordination with by the CRC prior to presentation to the Zoning Commission.

The Sector Analysis Report shall utilize the sector principles set forth in Sections 209(c)(3) through (c)(9).

The Sector Analysis shall factor existing conditions (including, but not limited to, existing land use, location, parcel size, physical geography, and the Major Thoroughfare Plan) with respect to the Development Pattern requested.

The Sector Analysis Report shall be presented to the Zoning Commission with the application for rezoning to the Form Based Development District.

### **(c)(2) TRANSFER OF DEVELOPMENT RIGHTS**

~~A. A system for the gradual Transfer of Development Rights (TDR) from the S2 (Reserved Open Space Sector) to the S4 and S5 (Growth Sectors), or other areas identified within the City of San Antonio. The TDRs are available to exceed the allocated densities of the Development Patterns [Section 209(d)(4) and Table 209-18 (Summary Table)]. The TDR sending areas, the Reserve Sector, thereby become part of the Preserve Sector.~~

A. Development rights may be transferred from the S2 and S3 Sectors to Development Patterns in the S3, S4, and S5 Sectors in accordance with the provisions of this Chapter. Development Patterns receiving transferred development rights may use the Density Bonus option as listed in Table 209-18. Areas sending development rights, thereby become part of the Preserved Open Space Sector.

### **(c)(3) (S1) PRESERVED OPEN SPACE SECTOR**

A. The ~~Preserved~~ Preserved Open Space Sector shall consist of open space that is protected from development. ~~The Preserve Sector includes areas under environmental protection by law or standard, as well as land acquired for conservation through purchase, by easement, or by transferred development rights.~~

B. The ~~Preserved~~ Preserved Open Space Sector shall consist of, but not be limited to, the aggregate one or more of the following categories:

1. Surface Waterbodies
2. Protected Wetlands

3. Protected Habitat
  4. Riparian Corridors
  5. Acquired or Dedicated Open Space
  6. Conservation Easements
  - ~~7. Transportation Corridors~~
  - ~~8. Residual to Hamlet~~
- C. No building shall be placed or excavation shall be conducted within the Preserved Open Space Sector ~~provided, however, that except for~~ rights-of-way for trails, any streets needed to provide access to the property, and the minimum dedication requirement for easements of utilities (including, but not limited to water, sewer, electric, or cable) lines may be cleared. The Preserved Open Space Sector may be used for passive recreation.

**(c)(4) (S2) RESERVED OPEN SPACE SECTOR**

- ~~A. The Reserve Sector shall consist of open space that should be, but is not yet, protected from development, as well as open space reserved for future development.~~
- A. The Reserved Open Space Sector shall consist of open space that may have qualities worthy of preservation (for environmental, topographical, or geological reasons or to preserve the rural character of a community), but is not yet fully protected from development by law or standard.
- B. The Reserved Open Space Sector shall consist of, but not be limited to, the aggregate one or more of the following categories:
1. Flood Plain and existing buffers
  2. Steep Slopes
  - ~~3. Open Space to be Acquired~~
  3. Land over aquifer transitional, contributing, or recharge zones
  - ~~4. Corridors to be Acquired~~
  4. Wildlife Habitat and Corridors
  - ~~5. Buffers to be Acquired~~
  - ~~5. Floodplain Buffers up to 300 feet~~
  6. Woodland
  - ~~7. Farmland~~
  7. 8. Viewsheds
- ~~C. The Reserve Sector is the Transferable Development Rights (TDR) sending area, available for the gradual transfer of development rights to New Development Patterns in the three Growth Sectors or other areas identified within the City of San Antonio. The TDRs shall be available to be used to exceed the allocated densities of the Development Patterns [Section 209(d)(4) and Table 209-18]. Areas where development rights have been transferred from the Reserve Sector, become integral to the Preserve Sector (S1).~~

**(c)(5) (S3) RESTRICTED GROWTH SECTOR**

- A. The Restricted Growth Sector shall be appropriate to those areas that have physical conditions suitable to Agricultural and Agriculturally related uses. Development within these areas shall be compatible with the viability of adjacent agriculture and agriculturally related uses.
- B. ~~Only Hamlets are permitted within~~ Within the Restricted Growth Sector, ~~Hamlets shall be appropriate permitted by right.~~ Hamlets consist of no more than one Standard (1/4-mile radius) Pedestrian Shed with that portion of its site assigned to the T1 Natural or T2 Rural Zones as specified in Section ~~35-209(d)(3)(A)~~.

**(c)(6) (S4) CONTROLLED GROWTH SECTOR**

- A. The Controlled Growth Sector shall be appropriate to those locations where development is encouraged, as it can support mixed-use by virtue of proximity to a thoroughfare.
- B. ~~Villages and Hamlets are permitted within~~ Within the Controlled Growth Sector, ~~Villages shall be appropriate permitted by right, as well as Hamlets.~~ Villages consist of one or several Standard Pedestrian Sheds as specified in Section ~~35-209(d)(3)(B)~~.

**(c)(7) (S5) INTENDED GROWTH SECTOR**

- A. The Intended Growth Sector shall be appropriate to those locations planned for high-capacity thoroughfares (or high capacity transit corridor) that can thereby support a substantial commercial program.
- B. ~~Regional Centers and Villages are permitted within~~ Within the Intended Growth Sector, ~~communities in the pattern of Regional Centers, as well as Villages shall be appropriate.~~ Regional Centers consist of one Long Pedestrian Shed as specified in Section ~~35-209(d)(3)(C)~~. Villages may be freestanding or may adjoin a Regional Center without buffer requirements.

**(c)(8) (S6) INFILL SECTOR**

- A. The Infill Sector shall be appropriate for existing developed areas ~~of development, that over time, have produced~~ contain opportunities for infill of vacant lots, redevelopment of existing buildings, and/or a change in the predominant pattern of development ~~uses permitted~~.
- B. The Infill Sector shall be analyzed within a larger context of the immediate Pedestrian Shed as well as the larger regional environment in which it exists.
- C. Within the Infill Sector, there are two Development Pattern options: the Infill Village and the Infill Regional Center. A Pedestrian Shed Analysis shall be conducted by the ~~Director of Planning and Community Development~~ the applicant to determine which pattern is most appropriate. Detail for the submittal ~~shall be~~ is outlined in Section (e) Infill Development.
- D. An Infill Village shall be assessed within the context of a Standard Pedestrian Shed (1/4 mile radius). An Infill Regional Center shall be assessed within the context of a Long Pedestrian Shed (1/2 mile radius).

**~~(c)(9) (SD) SPECIALIZED DISTRICT~~**

- ~~A. Specialized District designations shall be appropriate to areas within a Development Pattern Plan that, by their intrinsic function, cannot conform to one of the Development Patterns specified in this Section.~~
- ~~B. The standards determined for Specialized Districts shall be recorded on Table 209-19.~~
- ~~B. The standards determined for Specialized Districts shall comply with one of the following Use Patterns and be recorded on Table 209-19: Commercial Center Use Pattern (UDC 35-204), Office or Institutional Campus Use Pattern (UDC 35-205).~~

- ~~B. The boundaries of each Specialized District shall be identified on the Zoning Site Plan.~~
- ~~C. The development standards for each Specialized District shall be enumerated on the Zoning Site Plan.~~
  - ~~1. Such standards shall be drawn from Table 209-18, column "SD," and shall not establish standards that are outside the parameters set by that that column.~~
  - ~~2. Table 209-18 (J) (Private Frontages) shall not apply to Specialized Districts.~~
- ~~D. A Specialized District may be approved for any function as enumerated in Table 209-13B, Column "SD" .~~
- ~~E. Each individual function must be identified on the Zoning Site Plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating FBZD as the base zoning district and the Specialized District as a sub-district. The site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the zoning case.~~

## (d) DEVELOPMENT PATTERNS

### (d)(1) GENERAL

- A. Development Patterns shall correspond to Sectors and be planned according to the provisions of these regulations.
- B. The design of the Development Pattern shall connect and continue thoroughfares; bicycle ~~trails~~ facilities; green corridors; and historic/archeological surveys on adjacent developments, master plans, and plats as determined by the CRC.
- C. Each Development Pattern, according to its type, and to existing conditions, shall be structured as one or several Pedestrian Sheds as specified in Section 35-209(d)(3). The Pedestrian Shed(s) shall determine the approximate boundaries and centers of the Development Pattern.
- D. Transect Zones and densities shall be allocated as specified in Table 209-18, while accommodating the environmental requirements as specified in Section 35-209(d)(6).
- E. Remnants of the site outside the Pedestrian Sheds and within the Development Pattern shall be allocated as Natural Zones (T1), Rural Zones (T2), or Sub-Urban Zones (T3), or as Civic Space (CS). Remnants ~~assigned~~ assigned T3 to a T-Zone may shall not constitute more than ~~40%~~ 30% of the ~~overall~~ size of the Pedestrian Shed within the Development Pattern. Sites that can not be designed to meet these requirements shall instead be designed as multiple Development Patterns.
- F. The thoroughfare network shall be laid out according to the provisions of Section (d)(8) and Table 209-6.
- G. Civic requirements shall be provided according to Section 35-209(d)(9).
- H. ~~Special Requirements-Optional Designations~~ described in Section 35-209(d)(10) may be designated on the Master Development Pattern Plan by the applicant.
- I. Overhead utility lines are not permitted within Hamlets, Villages and Regional Centers, unless located in the rear of lots. Infill Development Patterns are exempt from this clause.
- J. Public Frontage Streetscape Trees shall avoid placement within utility easements.

### (d)(2) TRANSECT ZONES

- A. Transect Zones shall be constituted of the elements described in Table 209-3 (Transect System Illustrated), 209-3 209-4 (Transect Zone Descriptions) and 209-18 (Summary). Each Development Pattern requires a minimum of three transects, with the exception of Infill Development Patterns.
- B. Transect Zones in Infill Development Patterns may be calibrated to infill context according to the requirements in Section 35-209 (e).

### (d)(3) DEVELOPMENT PATTERNS

- A. Hamlets
  - 1. Hamlets are Development Patterns of at least 20 contiguous acres and no more than 80 contiguous acres, including rights-of-way, within the S3 Restricted Growth Sector and S4 Controlled Growth Sector.
  - 2. A Hamlet shall consist of no more than one Standard Pedestrian Shed (1/4-mile radius) including T1 and/or T2, T3, and T4 Zones as specified in Table 209-18. A minimum of 50% of the ~~parcel~~ Development Pattern shall be allocated to a Natural or Rural Zone (T1 & T2), shall not be further subdivided, and shall be protected through a conservation easement held by the city or by a land trust or conservancy.

## B. Villages

1. Villages are Development Patterns of at least 80 contiguous acres and no more than 160 contiguous acres, including rights-of-way, appropriate within the S4 Controlled Growth Sector and S5 Intended Growth Sector.
- ~~2. The simultaneous planning of adjacent parcels is encouraged.~~
- ~~23.~~ A Village shall consist of one Standard Pedestrian Shed (1/4-mile radius) including T3, T4 and T5 Zones as specified in Table 209-18. Larger sites shall be designed and developed as multiple Pedestrian Sheds, each with the individual Transect Zone requirements of a Village as specified in Table 209-18 ~~(Summary)~~.
- ~~34.~~ Villages shall be designated as Transit-Oriented Development (TOD) if they are planned for, or have access to, a High Capacity Transit Corridor ~~(Light Rail or Bus Rapid Transit)~~ within 1/4 mile as measured from the geographic center of Pedestrian Shed. Transit-Oriented Villages ~~Do may shall~~ reduce parking requirements by 30%.

## C. Regional Centers

1. Regional Centers are Development Patterns appropriate within S5, the Intended Growth Sector.
2. The minimum developable area of a site to be planned as a Regional Center shall be at least 160 contiguous acres and no more than 640 contiguous acres, including rights-of-way. ~~The simultaneous planning of larger and adjacent parcels is encouraged.~~
3. A Regional Center shall be limited to one Long Pedestrian Shed (1/2 mile radius) including T4, T5 and T6 Zones as specified in Table 209-18, and may be adjoined without buffers by one or several Standard Pedestrian Sheds with the individual Transect Zone requirements of a Village as specified in Table 209-18 ~~(Summary)~~.
4. Regional Centers shall be designated as Transit-Oriented Development (TOD) if they are planned for, or have access to, a High Capacity Transit Corridor ~~(Light Rail or Bus Rapid Transit)~~ within 1/4 mile as measured from the geographic center of Pedestrian Shed. Transit-Oriented Regional Centers ~~Do shall may~~ reduce parking requirements by 30%.

## D. Infill Development Patterns

1. The Infill Village and Infill Regional Center are Development Patterns appropriate within the S6, Infill Sector. Infill Development Patterns are subject to the requirements in Section 35-209 (e).
- ~~2. Infill Village~~The Infill Village shall be limited to one ~~within the context of a~~ Standard Pedestrian Shed. The minimum site that may be designated an Infill Village shall be 45-10 acres, including rights-of-way.
- ~~3. Infill Regional Center~~The Infill Regional Center shall be limited to one ~~within the context of a~~ Long Pedestrian Shed. The minimum site that may be designated an Infill Regional Center shall be 25 20 acres, including rights-of-way.
- ~~4. Transit-Oriented Development Parking Reduction~~Infill Villages and Infill Regional Centers shall be designated as Transit-Oriented Development (TOD) if they are planned for, or have access to, a High Capacity Transit Corridor ~~(Light Rail or Bus Rapid Transit)~~ within 1/4 mile. TOD Once this designation has been made, the parking requirements shall may be reduced by 30%.



- a. Proof of high capacity transit corridor may be submitted in the form of an adopted plan by VIA or other public transit agency, or a signed resolution from VIA or other transit agency stating that such a corridor is planned in the next five years.

**(d)(4) DENSITY CALCULATIONS**

- A. The Developable Areas of the site shall be considered the Net Site Area within Transect Zones T3, T4, T5, and T6. Density shall be calculated per Transect Zone for all areas of a Development Pattern Plan that are classified as T3, T4, T5, or T6. Infill Development Patterns are not required to calculate density according to this section, but instead shall refer to the requirements of Section 35-209 (e).
1. Gross Developable Area. For each Transect Zone, the Gross Developable Area shall be determined by calculating the acreage classified as the specified Transect Zone, including. The Net Site Area shall include thoroughfares, but but excepting not land allocated to Civic functions and thoroughfares within Civic Spaces. The Net Site Area shall be allocated to these Transect Zones according to the parameters specified in Table 209-18 (Summary).
  2. Gross Development Units. Overall Density-Gross Development Units shall be calculated for the Gross Developable Area of each Transect Zone in terms of housing units for the area of each Transect Zone as specified by Table 209-18 (B). Infill Development shall be exempt from the minimum and maximum non-residential ranges.
    - a.1. With Density Bonus. The overall density of the development may be increased by the purchase of Development Rights or exercising the Sustainable Design option. When a density bonus is granted, utilized, units allowed per acre in Table 209-18 (B) become minimums. Maximum densities are not prescribed. For the purposes of calculating the exchange of residential base units to other functions, the minimum density allowed densities listed in the row labeled " By Density Bonus" in Table 209-18 (B) shall be used to calculate Gross Development Units. per acre shall be used. For instance, They are prescribed as follows: four (4) units/acre for T3, eight (8) units/acre for T4, twelve (12) units/acre for T5, and sixteen (16) units/acre for T6. Note that while no minimum density is generally prescribed for T6, a density of 16 units/acre is used to calculate Gross Development Units.
    - 2b. Without Density Bonus. When a density bonus is not utilized, the maximum densities listed in the row labeled " By Right" in Table 209-18 (B) shall be used to calculate Gross Development Units. the units per acre allowed in Table 209-18(B) are maximums. The units in Table 209-18(B) shall be used to calculate the exchange of residential base units to other functions.
  - E3. Allocation of Gross Development Units Among Functions. A percentage of each Transect Zone' sThe resulting Gross Development Units density is calculated in housing units. The housing units shall be allocated to exchanged for a combination of other non-residential functions in accordance with the percentage ranges in the row labeled " Other Functions" . The remaining balance of Gross Development Units shall be allocated to residential functions.
  - a4. Non-residential functions. Gross Development Units allocated to non-residential functions shall be distributed among one or both of the non-residential categories listed here:at the following rates:
    - i1. For Lodging: 1-3 bedrooms for each Gross Development Unit unit of Overall Density
    - ii2. For Office or Retail: 750-1500 square feet for each Gross Development Unit unit of Overall Density.

b. Residential functions. Gross Development Units allocated to residential functions shall be counted in the following manner:

i. One (1) residential dwelling unit for each Gross Development Unit

**(d)(5) DENSITY BONUS OPTIONS**

A. The overall density of the Master Development Pattern Plan may be increased by the purchase transfer of development rights or by the exercise of the Sustainable Design option. When a Density Bonus option is used, a minimum density is established per Transect Zone, and maximum densities are not prescribed. If Density Bonus Options are pursued for an adopted MDPP, such a change shall be considered a major amendment to that MDPP.

BA. ~~Transfer of Development Rights:~~ when ~~Transfer of~~ development rights are purchased ~~transferred~~ the density bonus shall apply to the receiving area.

CB. Sustainable Design Option

1. The Sustainable Design Option requires compliance with two components:
  - a. Housing Mix Requirement (Table 209-5B), and
  - b. Sustainable Design Option Point System (Table 209-5A)
2. When the Sustainable Design option is utilized the density bonus applies to the entire Development Pattern.

C3. Housing Mix Requirement

4a. From the list of Residential Types [Table 209-5B], for each Development Pattern the following residential housing mix shall be required for each applicable Transect:

- ai. T1 – Not applicable
- bii. T2 – Not Applicable
- ejii. T3 – At least three (3) residential types (each must be at least 5% of total units of the Transect)
- div. T4 -- At least four (4) residential types (each must be at least 5% of total units of the Transect)
- ev. T5 -- At least four (4) residential types (each must be at least 5% of total units of the Transect)
- fvi. T6 – No minimum mix required

2b. Phasing: Each submittal of the project shall include a calculation of the overall housing mix required and the percent of this requirement met by the specific submittal or phase. The information shall be shown in table format and the location of each type utilized to meet the requirement shall be illustrated on the plan submitted.

ai. Projects exercising the Sustainable Design Option shall commence construction of the mixed housing types according to the phase or acreage indicated below. Building permits shall not be issued for projects that do not meet the thresholds below. Phases of construction shall correspond with the phasing of the Master Development Pattern Plan and Plat approvals.

bii. In T3, the second of three residential types shall be commenced by the second phase of construction, or when building permits for structures have been issued for more than 20 acres (excluding civic space and trails) have been developed under any Transect Zone within the Development Pattern, whichever occurs first. The third residential type shall be commenced by the third phase of construction, or when building permits for structures have been

issued for more than 40 gross acres have been developed under any Transect Zone within the Development Pattern, whichever comes first.

~~ei~~iii. In T4 and T5, the second of four residential types shall be commenced by the second phase of construction, or when building permits for structures have been issued for more than 20 acres (excluding civic space and trails) have been developed under any Transect Zone within the Development Pattern, whichever occurs first. The third and fourth residential type shall be commenced by the third phase of construction, or when building permits for structures have been issued for more than 40 gross acres have been developed under any Transect Zone within the Development Pattern, whichever comes first.

~~D4.~~ Sustainable Development Option Point System. To qualify for the Density Bonus, a minimum of ~~sixteen nineteen (16) (19)~~ number of points as defined in Table 209-5A ~~are~~ is required ~~from the Sustainable Development Option Point System (Table 209-5).~~ The CRC shall ~~review determine if a Development Pattern for compliance with meets~~ the standards of Table 209-5A and 5B.

#### **(d)(6) ENVIRONMENTAL and STORMWATER REQUIREMENTS**

##### **A. General**

1. Transect Zones manifest a range of natural and urban conditions. In case of conflict, the natural environment shall have priority in the more rural zones (T1-T3); the built environment shall have priority in the more urban zones (T4-T6).
2. The regulations in Sec. 25-209 shall be utilized for Stormwater and Environmental issues. In the case of conflict with Appendix F: Floodplains, Appendix F shall apply.
- 3.2. There shall be three classes of Waterways classified according to the size of their contributing Drainage Area (DA). The Drainage Area for Class I is greater than five (5) square miles ( $DA > 5 \text{ mi}^2$ ); Class II is between 1.5 and 5 square miles ( $1.5 \text{ mi}^2 < DA < 5 \text{ mi}^2$ ); and Class III is less than 1.5 square miles ( $DA < 1.5 \text{ mi}^2$ ). Each Waterway classification generates a Streamside Corridor subject to a standard for crossing and protection of its riparian condition as specified below for each Transect Zone.
- ~~4.3. Wetlands~~ There shall be ~~wetlands~~ subject to a standard of restoration, retention and mitigation as specified below in Sections 35-209(d)(6)(B)-(F) for each Transect Zone.
5. The technical guidance manual, "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" (RG-348), or the latest version of the document shall be the governing document for implementation of the recommended BMPs over the Edwards Aquifer Recharge Zone.

##### **B. Specific to Natural and Rural Zones (T1-T2)**

1. Within T1 and T2 Zones the encroachment and modification of natural conditions listed in Sections 209(c)(3)(B) and (c)(4)(B) shall be limited according to Local, State and Federal guidelines.
2. The Riparian Corridors shall extend a specific distance from each side of the centerline of the watercourse, or the limits of 100 year City of San Antonio (CoSA) ultimate floodplain, whichever is greater. Class I Waterways shall extend at 150 feet from the Centerline; Class II shall extend 100 feet; and Class III shall extend 50 feet. Riparian Corridors shall be maintained free of structures or other modifications to the

natural landscape, including agriculture. Thoroughfare crossings shall be allowed by Variance only.

3. Wetlands shall be retained and restored if in degraded condition. Additional buffers shall be maintained at 100 ft for ~~class~~ Class I and II. Wetland buffers shall be free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be allowed by Variance only.
- ~~4. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 209-18.~~
- ~~4.5.~~ Storm water management on thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

C. Specific to Sub-Urban Zones (T3)

1. Within T3 Zones the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions listed in Sections 209(c)(3)(B) and (c)(4)(B). The alteration of such conditions shall be limited according to Local, State and Federal guidelines.
2. The Riparian Corridors shall extend a specific distance from each side of the centerline of the watercourse, or the limits of 100 year City of San Antonio (CoSA) ultimate floodplain, whichever is greater. Class I Waterways shall extend 150 feet from the Centerline; Class II shall extend 100 feet, Class III has no additional extension. These Riparian Corridors shall be maintained free of structures, except that Thoroughfare crossings may be allowed over Class I and II Waterways and Class III Waterways may be modified upon review and approval of the Floodplain Administrator.
3. Wetlands ~~shall be retained and restored if in degraded condition~~ shall be retained and restored. Buffers shall be maintained at 50 feet. Buffers shall be free of structures or other modifications to the natural landscape. Thoroughfare crossings may be allowed by Variance.
- ~~4. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 209-18.~~
- ~~4.5.~~ Storm water management on thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

D. Specific to General Urban Zones (T4)

1. Within T4 Zones the continuity of the urbanized areas should take precedence over the natural environmental conditions listed in Sections 209(c)(3)(B) and (c)(4)(B). The alteration of such conditions, where necessary, ~~may~~ shall be mitigated on or off-site utilizing the best management practice suggestions from the Light Imprint Storm Drainage (Table 209-20). The determination for modification and mitigation shall be made upon review and approval of the Floodplain Administrator.
2. Riparian Corridors of all classes of Waterways may be crossed by thoroughfares as required by the thoroughfare network and approved on the Master Development Pattern Plan.
3. Wetlands shall be retained and maintained free of structures or other modifications to the natural landscape. Thoroughfare crossings may be allowed upon review and approval of the Floodplain Administrator.

- ~~4. Impermeable surface shall be confined to the ratio of lot coverage by building, as specified in Table 209-18.~~
- ~~4.5. Storm water management on thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs. Retention ~~There shall be no retention~~ or detention shall not be required on the individual lots. Detention may be required as part of the overall development.~~
- ~~6. For water quality purposes, the first 0.5 inches of storm water runoff from impervious cover (surface parking, streets, rooftops etc.) shall be treated using the appropriate BMP(s) listed in Table 209-20. Single BMPs or a combination of BMPs to reach the water quality objectives will be taken into consideration. For water quality purposes, the first 1.5 inches of storm water from surface parking and streets shall be managed in accordance with the appropriate best management practices (BMP) listed in Table 209-20, directed into landscaped biofiltration trenches.~~

E. Specific to Urban Center Zones (T5)

1. Within T5 Zones the continuity of the urbanized areas shall take precedence over natural environmental conditions listed in Sections 209(c)(3)(B) and (c)(4)(B). The alteration of such conditions, where necessary, ~~may~~ shall be mitigated off-site. The determination shall be made upon review and approval of the Floodplain Administrator.
2. The Riparian Corridors of all classes or Waterways may be embanked and crossed by thoroughfares as required by the thoroughfare network.
3. Class I and II Wetlands may be modified if mitigated on or off-site utilizing ~~utilizing~~ the best management practice suggestions from the Light Imprint Storm Drainage (Table 209-20). Thoroughfare crossings shall be allowed by Right.
- ~~4. Impermeable surface shall be confined to the ratio of lot coverage, as specified in Table 209-18.~~
- ~~4.5. Storm water management shall be primarily through underground storm drainage channeled by raised curbs. There shall be no retention or detention required on the individual lot. Detention may be required as part of the overall development.~~
- ~~5. For water quality purposes, the first 0.5 inches of storm water runoff from impervious cover (surface parking, streets, rooftops etc.) shall be treated using the appropriate BMP(s) listed in Table 209-20. Single BMPs or a combination of BMPs to reach the water quality objectives will be taken into consideration.~~

F. Specific to Urban Core Zones (T6)

1. Within T6 Zones the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Sections 209(c)(3)(B) and (c)(4)(B). The alteration of such conditions, where necessary, shall not require off-site mitigation. The determination shall be made upon review and approval of the Floodplain Administrator.
2. The Riparian Corridors of all classes of Waterways may be embanked and crossed by Right or enclosed by thoroughfares as required by the thoroughfare network.
3. Class I and II Wetlands may be altered by Right not requiring off-site mitigation. Thoroughfare crossings shall be allowed by Right.
- ~~4. Impermeable surface shall be confined to the ratio of lot coverage by building, as specified in Table 209-18.~~

~~4.5.~~ Storm water management shall be primarily through underground storm drainage channeled by raised curbs. There shall be no retention and detention required on the individual lot. Detention may be required as part of the overall development.

5. For water quality purposes, the first 0.5 inches of storm water runoff from impervious cover (surface parking, streets, rooftops etc.) shall be treated using the appropriate BMP(s) listed in Table 209-20. Single BMPs or a combination of BMPs to reach the water quality objectives will be taken into consideration.

#### **(d)(7) TREE PRESERVATION**

A. ~~Tree Preservation shall be in accordance with~~ follow the regulations in Section 35-523 and shall be applied to the entire Master Development Pattern Plan. ~~Whereas Section 35-523(e) designates minimum tree preservation requirements by use (35% for single family uses and 40% for multi family and commercial uses), the Form Based Development Use Pattern shall require them by Development Pattern. The tree preservation minimum shall be 35% for Hamlets and Villages, and 40% for Regional Centers.~~

~~B. Existing trees in the public frontage are protected. Mitigation shall be required at the ratio of 1:1, except for heritage trees which shall be mitigated at the ratio of 3:1 as referenced in Section Table 35-523-2.~~

#### **(d)(8) STREETSCAPE THOROUGHFARE REQUIREMENTS**

##### **A. General**

1. All thoroughfares shall be accessible to the public including pedestrians, bicycles and automobiles as accommodated by the thoroughfare type.
2. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. Thoroughfares that pass from one Transect Zone to another shall adjust their Public Frontages accordingly or, alternatively, the Transect Zone may follow the trajectory of the thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.
3. Within the more rural Zones (T1 through T3) pedestrian comfort shall be a secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement shall be generally decided in favor of vehicular mobility.
4. Within the more urban Transect Zones (T4 through T6) pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
5. Streetscape trees shall be provided in the public right-of-way as indicated in Sec. 35-209(d)(8)(D) and (E).

##### **B. Thoroughfares**

1. Thoroughfares shall be assembled according to Design Speed, Parking Lane Widths, and Curb Radius (Table 209-6A), Curb Effective Turning Radius (Table 209-6B), Turning Radius (Table 209-6C), Travel Lanes and Parking Provisions (Table 209-6D), and Public Frontages (Table 209-6E and 209-6F). Examples of Thoroughfare complete thoroughfare assemblies are illustrated in Table ~~209-6F~~ 209-6G.
2. Block Size. The thoroughfare network shall be designed to define blocks not exceeding the maximum size prescribed in Table 209-18. The size shall be measured as the sum of lot frontage lines.

3. Connectivity. All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs may be permitted only by variance and shall be justified by natural site conditions.

~~4. Lot Orientation to Street. Lots shall enfront a vehicular thoroughfare, except that 25% of the lots within each Development Pattern Transect Zone may enfront a pedestrian path, green Civic Space, or conservation area provided the Third Place shall front a public street.~~

45. B-Grid. Thoroughfares along a designated B-Grid may be exempted from one or more of the specified public or private frontage requirements as indicated in Section 35-209(d)(10)(A)(1).

56. Bicycle Network. A bicycle network consisting of lanes, routes and ~~Multi~~Multi-Use Paths ~~should~~ shall be provided throughout the Master Development Pattern Plan as defined in Table 209-7 and Section 35-209(d)(8)(C). The community bicycle network ~~should~~ shall be connected to existing or proposed sector networks in accordance with the San Antonio-Bexar County Regional Bicycle Master Plan.

67. Transit. The street network shall be designed to facilitate the movement of transit vehicles between centers of activity. Boulevards with a dedicated transit lane may be utilized to connect high traffic areas.

78. School Bus. Transit routes and/or facilities shall be coordinated with School Bus Routes.

89. Alleys

a. All lots in T5 and T6 shall be accessed from an alley.

b. Alleys designated for emergency access must comply with additional standards set forth in the International Fire Code as amended and adopted by the City of San Antonio. Alleys designated for garbage collection must comply with additional standards set forth by the City of San Antonio Solid Waste Management Department.

c. Alleys designated to provide access to industrial functions shall be built to the standards listed in Section 35-506 (4)(B)(p) Pavement Standards based on the expected 18-kip ESAL loading on the alley.

d. In order to accommodate existing right-of-way and building conditions in infill contexts, narrower alley dimensions than those listed in Tables 209-6A and 209-6D may be approved upon review of an emergency access plan and finding by the Fire Department that an additional access road extends to within 150 feet of all buildings, as described in section 503.1.1 of the International Fire Code.

C. Bicycle and Pedestrian Path Connectivity ~~(green corridor).~~

1. An overall integrated bicycle network must be established on the Master Development Pattern Plan and shall consist of bicycle lanes (permitted on Standard Streets, Commercial Streets, Boulevards, and Avenues); bicycle routes (permitted on Rural Roads and Parkways); and multi-use paths on roadways where adequate separation from vehicle lanes is possible or through parks and linear creekways. The placement of bicycle ~~lanes~~ facilities shall be coordinated at the Master Development Pattern Plan level with the CRC and the Bicycle Coordinator to provide connection to neighborhoods, schools, universities, retail, community centers, ~~and~~ civic spaces, and existing bicycle facilities. Bicycle facilities shall be designed and construction in accordance with the AASHTO (American Association of State Highway and

Transportation Officials) Guide for the Development of Bicycle Facilities and the Texas MUTCD (Manual on Uniform Traffic Control Devices).

- ~~2. Bicycle parking shall be provided free and nearby major destinations within each Transect Zone. All bicycle parking shall be secure and visible. Short Term and Long Term Parking shall be required in T4, T5, and T6. Short Term Parking shall be adequate, prevalent, visible, and convenient to entrances. Long Term Parking shall be covered or indoors (such as under stairways, at the end of hallways, basements, or unused areas of parking structure).~~
- ~~3. The Standards for bicycle parking shall be found in Section 209(g).~~

#### D. Public Frontages

1. Public frontages shall be designed as shown in Tables 209-6E and 209-6F and 209-6G and allocated within Transect Zones as specified in Table 209-18.
2. Within the public frontages, the prescribed type of streetscape trees and street lights shall be as shown in Table 209-6 (Public Frontage), 209-8 (Street Lights), 209-21 (Street Trees and Streetscape Trees) and 209-18 (Summary).

#### E. Public Frontages by Transect

1. The Public Frontage in T1 and T2 (Table 209-6E and 6F and 209-18) shall include trees of various species as listed in Table 209-21, naturalistically clustered, as well as understory. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance (Table 209-21).
2. The Public Frontage in T3 (Table 209-6E and 6F and 209-18) shall include trees of various species as listed in Table 209-21, (no more than 25% of any single species), naturalistically clustered, as well as low maintenance understory. The overall number of trees shall be determined by the ratio of one tree per 50 linear feet lot frontage. The introduced landscape shall consist primarily of native species and shall be established by drip irrigation (Table 209-21). Single trees shall require a tree well of at least 100 square feet (e.g. 5' x 20' ); ~~Clustered~~ tree wells shall be approved on a site by site basis. Parts of the tree well may be capped with pervious or impervious materials as permitted by approval of the City Arborist.
3. The Public Frontage in T4 (Table 209-6E and 6F and 209-18) shall include trees of various species as listed in Table 209-21, (no more than 25% of any single species), naturalistically clustered, or regularly spaced in allee pattern with shade canopies of a height that, at maturity, clears first floor owning but remains predominantly clear of building frontages. The overall number of trees shall be determined by the ratio of one tree per 50 linear feet lot frontage. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Table 209-21). Single trees shall require a tree well of at least 100 square feet (e.g. 5' x 20' ). Clustered tree wells are also an option and shall be approved on a site by site basis. The number of trees required shall be reduced by 20% if understory is provided. Parts of the tree well may be capped with pervious or impervious materials as permitted by approval of the City Arborist.
4. The Public Frontage in T5 (Table 209-6E and 6F and 209-18) shall include trees of various species as listed in Table 209-21, (no more than 25% of any single species), naturalistically clustered, or regularly spaced in allee pattern with shade canopies of a height that, at maturity, clears first floor , but remains predominantly clear of building frontages. The overall number of trees shall be determined by the ratio of one tree per 50 linear feet lot frontage. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Table 209-21). Single trees shall require a tree well of at least 100 square feet (e.g. 5' x 20' ); Clustered tree wells shall be



approved on a site by site basis. Parts of the tree well may be capped with pervious or impervious materials as permitted by approval of the City Arborist.

5. The Public Frontage in T6 (Table 209-6E and 6F and 209-18) shall include trees of various species as listed in Table 209-21, (no more than 25% of any single species), naturalistically clustered, or regularly spaced in allee pattern with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. The overall number of trees shall be determined by the ratio of one tree per 50 linear feet lot frontage. The new landscape shall consist primarily of durable species tolerant of soil compaction (Table 209-21). Single trees shall require a tree well of at least 100 square feet (e.g. 5' x 20' ); Clustered tree wells shall be approved on a site by site basis. Parts of the tree well may be capped with pervious or impervious materials as permitted by approval of the City Arborist.

F. Specific to Specialized Districts. The standards for thoroughfares and public frontages within Specialized Districts shall be indicated on the Zoning Site Plan.

#### **(d)(9) CIVIC REQUIREMENTS**

##### **A. General**

1. ~~Places for public use shall be required and designated on the~~ The Master Development Pattern Plan shall designate as Civic Spaces (CS), Civic Buildings (CB), and Civic Transit Zones (CT).
2. Civic Spaces are publicly or privately owned, pedestrian oriented, outdoor spaces that are accessible to and designed for the use of the general public. Civic Space types are prescribed in Table 209-9A. public sites permanently dedicated as Open Space (or Civic Space). Civic Spaces may shall not be dedicated to the City of San Antonio Parks and Recreation Department unless specifically permitted by the Director of Parks and Recreation.
3. ~~Civic Buildings are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, government, and municipal parking, or for a use approved by the City Council.~~
34. The ongoing construction and improvement of the required Civic Spaces and Buildings shall be supported by an annual assessment dedicated to this purpose and administered by a mandatory ~~home~~ property owners association or other maintenance entity established for this purpose by the developer under the Texas Property Code.
45. Civic Transit Zones are sites dedicated for Transit amenities including Transit Bus Shelters, Park & Ride Facilities~~Rides~~, and Transit Centers.

##### **B. Civic Spaces (CS) Specific to T3-T6 Zones**

1. Each Pedestrian Shed shall assign at least 5% of its urbanized area (T-3 through T-6) to Civic Spaces. The calculation shall include rights-of-way.
2. Civic Spaces may not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Space requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a ~~Special~~ Specialized District. [See Section 35-209(ed)(911)].
3. Civic Spaces shall be designed in accordance with ~~as generally described in~~ Table 209-9A and approved by the Consolidated Review Committee and allocated to zones in accordance with ~~as described in~~ Table 209-18.

4. Main Civic Space. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances justify it.
5. Playgrounds. Within 800 feet of every lot in residential use, a Civic Space designed as a playground shall be provided.
6. Each Civic Space shall have a minimum of 50% of its perimeter fronting a Thoroughfare, except greens which may have a minimum of 25% of its perimeter fronting a Thoroughfare.

C. Civic Buildings (CB) Specific to T3-T6 Zones

1. Meeting Hall. The developer shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding public frontage shall be equipped with a shelter and seating bench for a transit stop.
2. Elementary School-
  - a. Each Development Pattern shall reserve a site for an elementary school. Hamlets shall be exempt from this requirement. Each elementary school should follow the guidelines set forth in Section (g). If a Master Development Pattern Plan includes more than one Development Pattern, a shared site that serves both Development Patterns is permissible. A plat may not be approved for a Development Pattern that does not include a designated school site or reference a shared school site on an approved Master Development Pattern Plan. Although the school site may be used for Civic Space, it does not count toward the minimum 5% per Pedestrian Shed.
  - ab. Prior to approval of the Master Development Pattern Plan, the applicant shall provide documentation outlining discussions with the school district regarding the location of the site reserved for an elementary school. After the Master Development Pattern Plan is approved, if a school district decides not to locate at the designated site, the applicant shall provide a letter from the School District indicating the proximity of the school that shall serve the development. The reserved site may then be converted to other uses through amendment of the Master Development Pattern Plan.
3. Child Care. One Civic Building lot suitable for a childcare building shall be reserved within each Pedestrian Shed. ~~The Developer or the Community Council may organize, fund and construct an appropriate building as the need arises.~~
4. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian Shed. A Civic Building requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a ~~Special~~ Specialized District. [See Section 35-209(c) (9)].
5. Civic Building sites shall be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.
6. Civic Buildings shall ~~not~~ be subject to the standards of Section (f). The particulars of the design of Civic Buildings shall be subject to approval by the Director of Planning and ~~Community~~ Development Services upon review by the Historic Design and Review Commission and recommendation to issue or deny a certificate of appropriateness [in accordance with guidelines of Section 35-803].
7. Parking for Civic Functions shall be calculated per the standards of Table 526-3a and 3b of the Unified Development Code. On-street parking available along the frontage

lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within one-quarter mile of the site that it serves. Civic parking lots may be of pervious cover if they follow the standards in Sec. 35-526(j) and are if remain unpaved if graded, compacted and landscaped.

8. Civic Buildings do not count toward the minimum 5% of Civic Space per Pedestrian Shed.

#### D. Civic Transit Zones (CT) Specific to T3-T6 Zones

1. Transit. A site shall be dedicated for at least one “ Park & Ride” , Transit Center, or TransitBus Shelter within each Pedestrian Shed. Park & Ride FacilitiesRides are permitted in T3 and T4. Transit Centers are permitted in T5 and T6. Bus Shelters are permitted in all T3-, T4, T5, and T6. TransitBus shelters shall be located within close proximity to commercial and mixed use areas. Sites for transit do not count toward the minimum 5% of Civic Space per Pedestrian Shed.
2. The Guidelines for Transit routes and facilities can be found in Section 35-209(g). Transit locations and facilities are subject to approval by VIA as part of the CRC approval process.

#### ~~EC. Civic Zones Specific to T1 & T2 Zones~~

- ~~1. Civic buildings and spaces related to education, recreation and culture may be erected within T1 Natural and T2 Rural Zones by Variance.~~
- ~~2. Those portions of the T1 Natural and T2 Rural Zones that occur within a development parcel are an integral part of the Civic Space Zone and should conform to one or more of the types specified in Table 209-9A.~~

#### EC. Civic Zones Spaces Specific to T1 & T2 Zones

1. Those portions of the T1 Natural and T2 Rural Zones that occur within a Village or Regional Center Development Pattern may be classified as Civic Space in accordance with Table 209-9A. If classified as Civic Space, the property shall be considered urbanized for the purposes of Sec. 209(d)(9)(B)(1) and shall count toward the requirement for Civic Space for the Development Pattern.
2. The T1 Natural and T2 Rural Zone acreage within a Hamlet, per Sec. 209(d)(3)(A)(2), shall not apply toward the Civic Space requirement for a Hamlet.

### **(d)(10) SPECIAL REQUIREMENTS OPTIONAL DESIGNATIONS**

- A. A Master Development Pattern Plan may designate the following ~~special requirements~~ optional designations:

1. Differentiation of ~~the~~ specific thoroughfares as ~~A-Grid and B-Grid~~.
- a. ~~Streets are classified as A-Grid or B-Grid. The Frontages assigned to the B-Grid shall not exceed 20% of the total length all Frontages within a Pedestrian Shed.~~
- b. Property fronting B-Grid streets are allowed ~~allows~~ the following exemptions to accommodate automobile-oriented uses:
  - i. ~~Parking lots and garages are may be~~ allowed in the First or Second Lot Layer. Streetscreens and liner buildings are not required to mask parking facilities. Parking Lot Shading and Screening Requirements of the Unified Development Code [Section 35-511(c)(7) and (e)(3) shall apply.

- ii. Drive-thru facilities are permitted in certain Transect Zones as indicated in Table 209-13B. The front building setback may be increased up to 15 feet by-right to allow for the safe flow of traffic.
  - iii. To allow for safe ingress and egress for Gas Stations, gas pump canopies may be used to calculate compliance with the maximum front setback requirement. The front building setback may be increased up to 15 feet by-right to accommodate the safe flow of traffic.
  - iv. Single functions may occupy an area exceeding 90,000 square feet on the ground floor of a building without conforming to conditions set by Section 35-209(f)(4)(c)(2)(a) or Section 35-209(f)(5)(c)(3)(a) or Section 35-209(f)(6)(c)(4)(a).
2. ~~Retail Frontage~~Shop Fronts. ~~A dDesignation for of Mandatory or Recommended~~ Retail Frontage requiring that ~~a buildings~~ provide a Shopfront & Awning, Gallery, or Arcade frontage type at sidewalk level along the entire length of the frontage. The ~~facade~~Shopfront shall be glazed no less than 70% glazed in clear glass on the sidewalk-level story and provided with an awning overlapping the sidewalk as generally illustrated in Table 14 209-12 (Private Frontage). The first floor shall be confined to retail use through the depth of the ~~First~~ Second Lot Layer as illustrated in Table 209-10C (Lot Layers).
  3. Sidewalk Cover. ~~A dDesignation for of Mandatory or Recommended~~ Gallery or Arcade Frontage, requiring that ~~a buildings~~ provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery or Arcade Frontage may be combined with a Retail Frontage as shown in Table 209-12 (Private Frontage).
  4. Common Lawn. ~~A dDesignation for of Mandatory or Recommended~~ Common Lawn Frontage requiring that individual private lawns at frontages not be delineated with fences or hedges and thus read as a continuous lawn.
  5. Coordinated Public and Private Frontage. ~~A dDesignation of Mandatory~~ Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
  6. Terminated Vista. ~~A dDesignation of Mandatory~~ Terminated Vista locations, requiring that ~~the buildings in these locations~~ be provided with architectural articulation ~~of a type and character that responds~~ emphasizes the building' s axial location at the terminus of a vista or viewshed by creating a distinctive point of interest to a viewer stationed along the vista or viewshed corridor to the location as approved by the Planning and Development Services Director.
  7. Pedestrian Cross Block Passage. ~~A dDesignation for of Cross Block Passages,~~ Mandatory locations for pedestrian or non-motorized vehicle paths between buildings. requiring a Paths must be a minimum of 8-feet wide. pedestrian access be reserved between buildings.
  8. Stepback Frontage. A designation of Mandatory Stepback Frontage requiring that building heights not exceed a specific height along the entire length of the frontage and through a specific depth of the building.

#### **(d)(11) SPECIALIZED DISTRICTS**

- A. Specialized District designations shall be appropriate to areas within a Development Pattern Plan that, by their intrinsic function, cannot conform to one of the Development Patterns specified in this Section.
- ~~B. The standards determined for Specialized Districts shall be recorded on Table 209-19.~~

- ~~B. The standards determined for Specialized Districts shall comply with one of the following Use Patterns and be recorded on Table 209-19: Commercial Center Use Pattern (UDC 35-204), Office or Institutional Campus Use Pattern (UDC 35-205).~~
- B. The boundaries of each Specialized District shall be identified on the Zoning Site Plan.
- C. The development standards for each Specialized District shall be enumerated on the Zoning Site Plan.
1. Such standards shall be drawn from Table 209-18, column " SD" , and shall not establish standards that are outside the parameters set by that that column.
  2. Table 209-18 (J) (Private Frontages) shall not apply to Specialized Districts.
- D. A Specialized District may be approved for any function as enumerated in Table 209-13B, Column " SD" .
- E. Each individual function must be identified on the Zoning Site Plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating FBZD as the base zoning district and the Specialized District as a sub-district. The site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the zoning case.

## SECTION (e) INFILL DEVELOPMENT

### (e)(1) GENERAL

#### A. Intent

1. Section 35-209 (e) shall be appropriate for use in infill contexts where large, contiguous parcels are to be developed; or to implement large-scale City initiatives in an infill context. The Form Based Zoning District is not designed for individual small vacant parcels within an actively-used urban fabric.
2. Section 35-209(e) includes requirements and calibration procedures that are specific to infill development and shall be applied exclusively to infill development. Requirements that are applicable to both infill and greenfield development are prescribed by all other Sections of 35-209.

#### B. Definition of Infill. To be considered infill for Section 35-209(e), the area to be rezoned to FBZD shall meet any one of the following four conditions. For the purpose of this analysis, a street does not constitute previously developed land; instead the status of property on the other side of the street is considered. Any fraction of the perimeter that borders waterfront other than a stream is excluded from the calculation.

1. At least 75% of the boundary of the area to be rezoned to FBZD borders parcels that individually are at least 50% previously developed, and that in aggregate are at least 75% previously developed
2. The area to be rezoned to FBZD, in combination with bordering parcels, forms an aggregate parcel whose boundary is 75% bounded by parcels that individually are at least 50% previously developed, and that in aggregate are at least 75% previously developed
3. At least 75% of the land area, exclusive of rights-of-way, within a ½ mile distance from the boundary of the area to be rezoned to FBZD is previously developed
4. The lands within a ½ mile distance from the boundary of the area to be rezoned to FBZD have a pre-project connectivity of at least 140 intersections per square mile

#### C. Requirements. The following analyses and plans must be completed to apply the Form Based Zoning District in an infill situation:

1. Pedestrian Shed Analysis.
2. Zoning Site Plan
3. Master Development Pattern Plan

### (e)(2) PEDESTRIAN SHED ANALYSIS

- A. The purpose of the Pedestrian Shed Analysis is to ensure that infill development responds appropriately to its urban context. The Pedestrian Shed Analysis provides a snapshot of existing conditions in the vicinity of the area to be zoned FBZD, and provides for community input on proposed development.
- B. A Pedestrian Shed Analysis shall be prepared and submitted as a report to the Zoning Commission with the application for rezoning to the Form-Based ~~Development~~ Zoning District. The Pedestrian Shed Analysis shall be prepared by the applicant ~~or the Director of Planning and Community Development~~ and shall be prepared in a process of public consultation.

C. The Pedestrian Shed Analysis shall:

1. Describe existing conditions within a certain distance from the site being considered for rezoning. ~~D. —~~ Infill Villages shall describe existing conditions within one base the analysis on a Standard Pedestrian Shed which is defined as a geographic area with a 1/4 mile radius. Infill Regional Centers shall describe conditions within one base the analysis on a Long Pedestrian Shed which is defined as a geographic area with 1/2 mile radius.
24. Identify the appropriate Infill Development Pattern ~~appropriate~~ based on existing conditions, size of site being considered for rezoning, and ~~intended evolution~~ vision for ~~of~~ the Pedestrian Shed area.
32. Map Transect Zones appropriate to existing conditions over the entirety of the Analysis area.
- 4 For the area to be rezoned, map ~~Identify the proposed Transects Zones. (existing and proposed)~~ within the Pedestrian Shed Area Analysis.
53. For the area to be rezoned, provide ~~Provide the proposed calibration of Transect Zone-regulated elements within Transect to be zoned Form Based Zoning District.~~

E. The public consultation process shall include the following:

1. A minimum of two public meetings
2. Meeting notifications shall be sent to all property owners and registered Neighborhood Associations within the Pedestrian Shed(s) and within 500 feet of the Pedestrian Shed(s) analyzed, and to all owners of property to be rezoned to FBZD.
3. For areas with an adopted Community, ~~or Neighborhood~~, or Perimeter Plan, notification shall also be sent to Planning Team members.
4. Meeting notifications shall also be published in an official newspaper of general circulation before the 15th day of before the date of the meeting.
5. ~~The first~~ One meeting shall present a draft of the Pedestrian Shed Analysis and the Zoning Site Plan. ~~The second~~ A subsequent meeting shall present a final draft of the Pedestrian Shed Analysis and Zoning Site Plan that takes into account public comment provided at the ~~first~~ previous meeting.
6. The Pedestrian Shed analysis shall include information regarding the Public Consultation Process including but not limited to:
  - a. A map of the pedestrian shed(s)
  - b. List with addresses of property owners and Neighborhood Associations to whom notices were sent
  - c. Copy of meeting announcements mailed to property owners and Neighborhood Associations
  - d. Copy of meeting announcements published in newspaper
  - e. Sign-in sheets from meetings
  - f. Copies of other documents distributed at the meeting
  - g. Copies of public comments received or submitted

F. ~~The Planning and Community Development Department~~ Consolidated Review Committee will provide a review of the Pedestrian Shed Analysis submitted by the applicant to ensure

consistency with the Sector Analysis and any Community or Neighborhood Plans adopted for the area. The review shall occur within ten (10) days of request to the Planning and Community Development Services Department by the applicant and shall be submitted to the Zoning Case Manager for inclusion in the staff recommendation to the Zoning Commission.

### **(e)(3) ZONING SITE PLAN**

A. A Zoning Site Plan based on the Pedestrian Shed Analysis for Infill shall be required for the Infill Village and Infill Regional Center Master Development Pattern Plans.

~~B.G.~~ The Zoning Site Plan for Infill shall include those items identified in Section 35-357(f)(2) {including, but not limited to: location of Pedestrian Sheds, location of Development Patterns, location of Transect Zones, and location of Street Network}.

### **(e)(4) MASTER DEVELOPMENT PATTERN PLAN**

#### **(e)(2) DEVELOPMENT PATTERNS**

~~A.D.~~ A Master Development Pattern Plan (MDPP) shall be submitted and approved for property rezoned to Form Based Zoning District ~~Form Based Development District~~ before any building permits shall be issued.

~~B.E.~~ The Master Development Pattern Plan shall follow the standards set forth in Section 35-209(d), 209(e), 209(f), and 209(g) and shall be in accordance with the provisions of Section 35-357(h).

C. In an infill context, one of the following Development Patterns shall be required.

#### 1. Infill Village

~~a4.~~ Context. An Infill Village shall be appropriate assigned to neighborhood areas that are predominantly residential with one or more Mixed Use Corridors or centers.

~~b.~~ Structure. An Infill Village shall be mapped as at least one complete Standard Pedestrian Shed, which may be adjusted as a network, oriented around and preferably centered on the parcels to be rezoned to FBZD-one or more existing or planned Common Destinations. 3. An Infill Village Pedestrian Shed Analysis shall include all applicable Transect Zones as prescribed in Table 209-18 (A). ~~T3, T4, and T5 zones~~ 2. The edges of an Infill Village should blend into adjacent neighborhoods and/or a downtown without buffers.

~~c.~~ Area to be Rezoned. 4. The minimum acreage for rezoning shall be ~~15~~ 10 acres. The area to be rezoned FBZD shall include one or more Transect Zones. The appropriateness of Transect Zones included shall be based upon the Pedestrian Shed Analysis of the existing and proposed mix of density and intensity of uses.

~~d.~~ Calibration of Infill Transect Zones. Within the Infill Village area to be rezoned ~~the Form Based Zoning District~~, subcategories of ~~each~~ one or more Transect Zones may be ~~identified and~~ calibrated as specified in Section 35-209 (e)(5).

#### 2B. Infill Regional Center

~~a4.~~ Context. An Infill Regional Center shall be appropriate assigned to ~~downtown~~ areas that include significant Office and Retail uses as well as government and other Civic institutions of regional importance.

~~b.~~ Structure. An Infill Regional Center shall be mapped as at least one complete Long ~~or Linear~~ Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, oriented around and preferably centered on the parcels to be rezoned to FBZD an important Mixed Use Corridor or center. 3. An Infill Regional Center Pedestrian Shed Analysis shall include all applicable Transect



Zones as prescribed in Table 209-18 (A). ~~T4, T5, and T6 zones.~~ 2. The edges of an Infill Regional Center should blend into adjacent neighborhoods without buffers.

- c. Area to be Rezoned. The minimum acreage for rezoning shall be ~~25~~ 20 acres. The area to be rezoned FBZD shall ~~to~~ include one or more Transect Zones. The appropriateness of Transect Zones included shall be based upon the Pedestrian Shed Analysis of the existing and proposed mix of density and intensity of uses.
- d. Calibration of Infill Transect Zones. Within the the Infill Regional Center area to be rezoned ~~Form-Based Zoning District~~, subcategories of each one or more Transect Zones may be ~~identified and~~ calibrated as specified in Section 35-209 (e)(5).

#### **(e)(53) TRANSECT ZONES CALIBRATION**

- A. The area within an Infill Village or Infill Regional Center to be rezoned shall use one or more of the six standard Transect Zones listed in Table 209-18, one or more calibrated Transect Zones, or combination of standard and calibrated Transect Zones.
- B. A Calibrated Transect Zone shall be based on a single standard Transect Zone, and shall not establish standards that are outside the parameters set by that standard Transect Zone in Table 209-18 (C) – (L), Section 35-209(f)(3)(E), Section 35-209(f)(4)(E), Section 35-209(f)(5)(E), and/or Section 35-209(f)(6)(E). For instance, a Calibrated T5 shall not establish Principal Building Heights that are taller than the Principal Building Height prescribed by the standard T5 in Table 209-18. A Calibrated Transect Zone may restrict standards that are permitted in the standard Transect Zone, but shall not permit standards that are not permitted in the standard Transect Zone.
- C. No other sections or Tables other than those listed in Section 35-209 (e)(5)(B) shall be calibrated.
- D. The density of the area to be rezoned within an Infill Village or Infill Regional Center shall be controlled by the row labeled “ InfillDevelopment” in Table 209-18(B).
- E. ~~The Calibrated Transect Zone standards for Infill Development shall be calibrated derived by~~ means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation prescribed in Section 25-209 (e)(2).
- ~~FB. The Calibrated calibration of Transect Zone standards and Building-Scale standards to reflect existing or intended conditions shall be documented, attached, and approved as part of the rezoning ordinance.~~
- ~~B. The calibration of Transect Zone standards and Building-Scale standards to reflect existing or intended conditions shall be documented, attached, and approved as part of the rezoning ordinance. as Table 18B and Section (f)(8).~~

Table 18B shall be limited to: The following elements governing the physical characteristics and features of each designated Transect may be calibrated:

- a. ~~Allocation of Zones~~
- b. ~~Base Residential Density~~
- c. ~~Block Size~~
- d. ~~Public Frontages~~
- e. ~~Civic Space~~
- f. ~~Lot Occupation (size and coverage)~~

- ~~g. Setbacks~~
- ~~h. Private Frontages~~
- ~~i. Building Height~~
- ~~j. Building Disposition~~
- ~~k. Building Configuration~~
- ~~l. Building Height and Massing~~
- ~~m. Building Elevation~~
- ~~n. Window/Dormer Size~~
- ~~o. Roof Pitch~~
- ~~p. Parking Standards~~
- ~~q. Garage Entrance~~
- ~~r. Driveways, Curbs, and Sidewalks~~
- ~~s. Utility Boxes, Trash Receptacle~~
- ~~t. Lighting~~
- ~~u. Architectural Standards~~
- ~~v. Landscape Standards~~
- ~~w. Sign Standards~~

~~G. Unless otherwise indicated, the Transect Zones and Building Scale Plans shall follow the standards set forth in Table 209-18 and Section 35-209(d) and (f).~~

## **(e)(64) CIVIC REQUIREMENTS**

### **A. General**

1. Master Development Pattern Plans Zoning Site Plans for Infill shall designate Civic Spaces Zones (CS), Civic Buildings Zones (CB), and Civic Transit Zones (CT) within each development pattern. A minimum allocation of 5% of the Development Pattern' s urbanized area (T-3 through T-6, or the calibrated equivalents) is required. Existing Civic Spaces may count toward this requirement if designated as such in the MDPP.
2. A Civic Space, Civic Building, or Civic Transect Zone shall be permitted if it does not occupy more than 20% of a Pedestrian Shed; otherwise it is subject to the creation of a Special Specialized District [See Section 35-209(ce)(95)].
3. Parking for Civic Functions Civic Zones shall be provided in accordance with the parking standards set forth in Section 35-209(d)(9)(C)(7).

B. Civic Spaces Zones (CS). Civic Spaces shall be permitted in accordance with Table 209-9.

- C. Civic Buildings ~~Zones~~ (CB). Civic Buildings shall be approved in accordance with the standards of Section 35-209(d) (9)(C)(6).

**~~(e)(75) SPECIALIZED DISTRICT~~**

- A. ~~An Infill Development may designate a Specialized District in accordance with Section 35-209(ed)(9).~~

**~~(e)(86) SPECIAL REQUIREMENTS~~**

- A. ~~An Infill Development may designate any of the Special Requirements listed in Section 35-209(d)(10).~~

## SECTION (f) BUILDING-SCALE PLANS

### (f)(1) INSTRUCTIONS

- A. The requirements ~~described~~ in this Section 35-209(f) and in the Tables in Section 35-209(i) shall control the disposition, configuration and function of buildings, as well as their architectural, landscape, parking, and signage and ambient standards. ~~Special Requirements~~ Optional Designations that are identified or listed appear on the Master Development Pattern Plan shall be mandatory. ~~Residential building types shall comply with Table 209-15.~~
- B. Plan Submittals for the Master Development Pattern Plan, Plats, and Building Permits shall show adequate information to determine that each Development Pattern is in compliance with these regulations at each stage of permitting. The specific submittal requirements are outlined in Section 35-357.

### ~~(f)(2) SPECIFIC TO NATURAL AND RURAL ZONES (T1 & T2)~~

- ~~A. Environmental Standards The modification of the natural conditions listed in Sections (c)(3)(B) and (c)(4)(B) shall be according to Local, State and Federal guidelines.~~

### (f)(23) GENERAL TO T2-T6

- A. Building Disposition
  - 1. Newly platted lots shall be dimensioned as shown graphically on the Master Development Pattern Plan or on an addendum per Section 35-357(h)(3) and shall be platted or re-platted according to the standards of Table 209-18.
  - 2. One principal building ~~at the frontage~~, one back building, and one outbuilding ~~to the rear of it~~, may be built on each lot as shown in Table 209-10B.
  - 3. Rear setbacks for outbuildings shall be as indicated on Table 209-18.
  - 4. Buildings shall be disposed in relation to the boundaries of their lots according to Table ~~20-11~~ 209-11 and Tables 209-18.
  - 5. Lot coverage by building shall not exceed that shown in Table 209-18.
  - 6. Facades shall be built parallel or tangent to the ~~principal~~ Primary Frontage line. For lots having two frontages ~~the one shall be designated along the more urban frontage as shown in Table 209-10~~ shall be the principal Primary Frontage. The other shall be designated the Reverse Secondary Frontage.
  - 7. Buildings shall have their principal entrance facing the principal Primary ~~on a Frontage line~~.
  - 8. Setbacks for principal buildings shall be as shown in Table 209-18. ~~In the case of an infill lot, setbacks shall match one or the other of the existing adjacent setbacks.~~
  - 9. In a parking structure or garage, each level above grade counts as a single story ~~regardless of its relationship to habitable stories.~~
  - 10. Lot Orientation to Street. Lots shall front a vehicular thoroughfare (with the exception of alleys), except that 25% of the lots within each Development Pattern Transect Zone may front a pedestrian path, green Civic Space, or conservation area provided the Third Place shall front a public street.

B. Building Configuration

1. Private Frontage types shall be as prescribed in Table 209-12 and allocated in Table 209-18.
2. Building heights shall be as prescribed in Table 209-18.

C. Building Function

1. Buildings in each Transect Zone ~~shall~~may be dedicated to the F functions listed described in Table 209-13A and 13B.
2. ~~Intensity of Building~~The Functions specified in Table 209-13A shall be limited in ~~Intensity by the requirements in Table 209-13A. Actual Parking available to meet the~~ Parking Standards (Table 209-14). This shall constitute the Base Density.
3. Primary functions masked by liner buildings shall provide vehicular access through an alley, and shall provide access by emergency vehicles as required by the latest adopted version of the International Fire Code.
4. Manufacturing, production, warehousing, wholesale, storage, processing, assembly, and extraction functions shall be determined to be Light or Heavy within the context of FBZD based on the following performance criteria. If a function conforms with all of the criteria listed in Section 35-209 (f)(2)(c)(4)(a)-(n), it shall be determined to be Light Industrial. If it does not conform to one or more of the criteria, it shall be determined to be Heavy Industrial.
  - a. Less than 10,000 sq. ft. building ground floor area
  - b. The use of vehicles with two or more rear axles and/or vehicles that require a Texas Commercial Drivers License is limited to:
    - i. The hours between 6:00 AM and 6:00 PM
    - ii. 15 trips per day
  - c. The commercial use of vehicles with one rear axle, excluding employees' personal vehicles, is limited to:
    - i. The hours between 4:00 AM and 10:00 PM
    - ii. 15 trips between 4:00 AM and 10:00 PM per day
  - d. No outdoor storage, outdoor disposal containers (unless located in a rear alley and adequately screened), outdoor operations, or outdoor loading docks.
  - e. Between the hours of 6 AM – 6 PM, noise levels measured at the property line do not exceed:
    - i. The existing background broadband sound pressure level by more than 7 dBA
    - ii. A broadband sound pressure level greater than 60 dBA
  - f. Between the hours of 6:01 PM – 5:59 AM, noise levels measured at the property line do not exceed:
    - i. The existing background broadband sound pressure level by more than 3 dBA
    - ii. A broadband sound pressure level greater than 45 dBA
  - g. Exterior Lighting conforms to the following criteria
    - i. Lighting fixtures are shielded with a cutoff of less than 90°. All structural parts of the fixture providing the 90° cutoff angle are permanently affixed to the general light structure.

- ii. Fixtures with a lamp or lamps rated at a total of more than 1800 lumens, and flood lamps rated at a total of more than 900 lumens, do not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the fixture.
- iii. All lighting is aimed, located, designed, shielded, fitted and maintained so as not to project light into a neighboring use or property.
- iv. Flood lamps and the light source they emit are not visible from the thoroughfare.
- v. All exterior lighting and all lighting or glare resulting from industrial processes are installed and/or shielded in such a manner that the light source is obscured to prevent glare on thoroughfares and other properties.
- h. At any time and at any point on the property line, ground vibrations do not exceed the limits of displacement prescribed in Table 209-16.
- i. No air contaminants (such as, but not limited to, dust, ash, vapor, carbon, pollen, or other air pollutants) are discharged into the air
- j. No smoke is discharged into the atmosphere
- k. No refuse is incinerated
- l. No liquids are disposed onto the site or into adjacent drainage systems, except for sanitary waste
- m. A the property line, odor does not exceed toxic odor thresholds established by ASTM International E679-04
- n. The following materials are prohibited:
  - i. Radioactive or fissionable materials.
  - ii. Forbidden materials as defined in 49 CFR Ch. 1 §173.21
  - iii. Forbidden explosives as defined in 49 CFR Ch. 1 §173.54
  - iv. Materials classified as 1.1 Explosives (with a mass explosion hazard) as defined in 49 CFR Ch. 1 §173.50
  - v. Materials classified as 1.2 Explosives (with a mass projection hazard) as defined in 49 CFR Ch. 1 §173.50
  - vi. Materials classified as 4.2 Spontaneously combustible material as defined in 49 CFR Ch. 1 §173.124
- 3. ~~The Base Density may be adjusted upward by adding the Actual Parking available for each of two functions within any pair of adjacent blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 14B). The result shall be the Effective Parking available for calculating the Adjusted Density.~~

#### D. Parking Standards

- 1. Vehicular parking shall be provided as required by the Minimum and Maximum Parking Requirements in Tables 209-14A and 14B. The quantity of required parking spaces shall be adjusted for sharing mixed use as shown in accordance with Tables 20-14-209-14CA and 14B.
- 2. On-street parking available adjacent to the frontage lines of a lot' along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
- 3. The required parking may be provided within one-quarter mile of the site that it serves. A Form Based Parking Plan for the area must be provided to exercise this option.
  - a. A Form Based Parking Plan shall include the location of public or private surface or structured parking facilities. The number of automobile and bicycle spaces provided by the facility shall be indicated.

- b. A Form Based Parking Plan shall be submitted with the Master Development Pattern Plan. The Form Based Parking Plan must be approved and the parking facilities built prior to issuance of Building Permits or Certificates of Occupancy for uses that intend to utilize the facilities to meet parking requirements.
4. Primary Use Parking lots shall be masked atfrom the frontage by a liner building or Streetscreen as specified in Section 35-209(f)(23)(E)(1).
5. Exemptions from required parking
  - a. Retail. Retail space under 1500 square feet
  - b. Rehabilitated building. Building that has been rehabilitated or retrofitted by an investment greater than 50% of the building' s value prior to rehabilitation or retrofit. Only the rehabilitated or retrofitted square footage is eligible for the parking exemption.
6. Bicycle parking:
  - a. May be shared within the pedestrian shed if demonstrated in a Form Based Shared Parking Plan.
  - b. Shall be required in T3, T4, T5 and T6
  - c. Shall be convenient, secure and visible
  - d. Shall consist of short term and long term parking as specified in Table 209-14D and 14E
7. Short Term Bicycle Parking shall be free, prevalent, visible, well lit, and convenient to building entrances. This type of parking is intended for customers, visitors and messengers, and is typically in the form of a bicycle rack.
7. Long Term Bicycle Parking shall be covered or indoors, and may be located in space such as under stairways, at the end of hallways, basements, or in unused areas of parking structures. This type of parking is intended for employees, students, residents and commuters and may be access controlled by the user. Bicycle lockers or enclosed cages are typical.

Minimum Required Bicycle Parking (Total Spaces)			
	T3	T4	T5 T6
<b><u>Multi-Family/ Lodging</u></b>	1 space per 8 units	1 space per 5 units	1 space per 2 units
<b><u>Office</u></b>	1 space per 1000 sq ft	2 spaces per 1000 sq ft	4 spaces per 1000 sq ft
<b><u>Retail</u></b>	1 space per 1000 sq ft	2 spaces per 1000 sq ft	6 spaces per 1000 sq ft
<b><u>Civic</u></b>	2 spaces per 1000 sq ft	3 spaces per 1000 sq ft	6 spaces per 1000 sq ft
<b><u>Other</u></b>			

Minimum Required Long Term Bicycle Parking	
T3	5%

T4	40%
T5	20%
T6	40%

#### E. Architectural Standards

1. Streetscreens shall be made of brick, or stucco, or masonry on block to match the façade of the Principal Building, as shown in Table 209-11 or a
2. ~~Hedges and or fences shall not to exceed 3.5 feet in height and shall be placed between the minimum and maximum setbacks specified by the property' s Transect Zone.~~
2. ~~Windows shall use clear glass.~~
3. Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.

#### F. Landscape Standards

1. A minimum of 70 points are required for each Development Pattern site (~~see table below~~) per point system below.
  - a. Landscaping Point System
    - i. General Options
      - Street Trees\* – 25 points
      - Parking Lot Screening – 25 points
      - Preservation of Existing Native Trees – up to 40 points
      - Native Understory Preservation – 15 points
      - Native Understory Installation – 15 points
      - Other non-lawn native vegetation – up to 20 points
    - ii. Mandatory Landscaping
      - Parking Lot Shading (~~mitigation requires 20-50 points~~ minimum 30% shading)
      - Public Frontage Streetscape Trees
  - b. Tree Mitigation Options
    - Landscaped Roofs
    - Wildlife Enhancement
    - Native Landscaping along Bike, Pedestrian Network to promote “ green corridor”
    - Native Landscaping in Civic Space or Park
    - Native vegetated best management practice (bmp) for natural stormwater features ~~BioSwale vegetation for natural stormwater features~~
2. Street and Streetscape trees shall be of a type illustrated in Table 209-21.
  - a. Street Trees are on private frontage at minimum ratio of one per 30 linear feet of lot frontage.
  - b. Streetscape Trees are mandatory in public frontage ~~ROW~~ at average of 30 feet on center ~~minimum ratio of one per 50 linear feet of lot frontage.~~
3. Landscaped areas shall be prepared to no more than 50% compaction, must include no less than 1% organic material, and shall be a minimum depth of 24 inches (two feet).



## G. Sign Standards

1. One address number no more than 6 inches vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
2. One blade sign for each business may be permanently installed perpendicular to the facade. Such a sign shall not exceed a total of 4 square feet unless otherwise specified.
3. Encroachment. Freestanding signs including monument signs shall will have a minimum 5-foot setback from ~~frontage~~<sup>ROW</sup> lines or a 15-foot setback from lot lines (see Table 209-10D) and shall not exceed six (6) feet in height.
4. Address Numbers. Numbers (not letters spelling numbers) shall be placed near the front door or front porch steps. Numbers shall be mounted to the door, the wall beside the door, the entablature, a ~~square~~ porch column or the top riser.
5. Directional Signs. Parking Directional signs shall not exceed 4 square feet in area per side and 3 feet in height.

~~6.4 Off site signs that are freestanding and detached are prohibited.~~

### 6. Lighting.

- a. In T1, T2, and T3, signs shall not be illuminated.
- b. In T4, T5, and T6, signs may be illuminated. If illuminated, signs shall only be illuminated by an external lighting source that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto adjacent properties.

75. Configuration. The following sign configurations are allowed in all Transect Zones except T3 and T4.

- a. Band Signs. Band signs consist of a band of lettering across the entire width of the building. Band signs shall be a maximum of 36' ' tall, and the bottom of the band sign shall not be installed more than 12' or less than 8' above the sidewalk. Band signs ~~may~~ shall be front-lit ~~with gooseneck lights.~~
- b. Board Signs. Board signs consist of painted or vinyl graphics on a signboard attached flush with wall.
- c. Window Signs. Window Signs may be neon behind the glass, or, paint or vinyl applied directly to the glass. Neither shall be mounted on opaque sign boards. The ~~area height~~ of any window sign is limited to 1/3 ~~the height~~ of the glass in the sash where the sign is installed, excluding muntins.
- d. Painted Wall Signs. Painted wall signs shall be rectangular, oriented horizontally or vertically, and no larger in area than 2' by 2 times the building width.
- e. Home-based Business Signs. Signs advertising a home-based business shall be wood, painted, and a maximum size of 4 square feet. Signs may have engraved, gold leaf letters and symbols. Signs may be mounted to a freestanding post, hung below a porch roof, or mounted to a building wall. Alternately, brass may be used for signs mounted to masonry building walls. One sign advertising a home-based business is permitted at each frontage.
- f. Real Estate Sign. One real estate sign advertising a property for sale or rent may be displayed at each frontage, not to exceed 6 square feet.
- g. Monument Signs. Monument signs are permanent freestanding signs mounted on a solid base with no more than two sign faces, and are limited to a

landscaped area. Signs shall not exceed 4 feet in height, including the base, 4 feet in width, and 8 square feet per sign face.

8. Exceptions. The following signs shall be exempt from the sign standards.

- a. Transit Stops. Signs or markers installed by a public transit agency to designate transit stops.
- b. Government Signs. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic.
- c. Noncommercial or Political Speech Signs. Must not exceed 15 square feet of facing composed of durable material, situated wholly upon private property and securely affixed to a building, fence, or wall, and having a frame or trim not more than three inches wide. Noncommercial or Political Speech Signs may be used for a maximum of 90 days.
- d. Public Utility Signs. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities.
- e. Temporary Signs. Temporary signs shall include: cloth banners extending over public right-of-way; A-boards and other portable sidewalk signs; emergency warning signs erected by a government agency, a public utility company or a contractor doing authorized work within the public right-of-way; and balloons less than one foot in diameter. Temporary signs may be used for a maximum duration of 30 days each 6 months.

9. Prohibited Signs.

- a. Inflatable Figures/Devices. Three dimensional wind powered or air-filled figures other than balloons one foot in diameter or less.
- b. Off-premise Signs. A sign which is a primary use and advertises businesses, commodities, activities, services or persons which are not usually available or present upon the premises upon which such sign is located, or which directs persons to any location not on the premises. Any sign with more than ten percent of the sign devoted to such use shall be deemed to be an off-premise sign.
- c. Pole Signs. Freestanding pole signs, not including flag poles.
- d. Roof Signs. Signs painted on or mounted on a building roof.
- e. Signs that simulate in color, size, or design, any traffic control sign or signal or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic.

10. All signs shall comply with Chapter 28 if not expressly addressed in this section and the standards of any overlay zone and the standards of Chapter 35.

**(f)(34) SPECIFIC TO SUB-URBAN ZONES (T3)**

A. (T3) Building Disposition

- ~~1. No portion of the Private Frontage may encroach the sidewalk.~~
- ~~12. Open Porches may encroach up to 50% of the depth of the First Lot Layer.~~
- ~~23. Balconies and bay windows may encroach up to 25% of the depth of the First Lot Layer.~~
- ~~34. Facades shall be built parallel or tangent to the principal frontage line. For lots having two frontages the one shall be designated along the more urban frontage as shown~~

~~in Table 209-10 shall be the principal frontage. The other shall be designated the Reverse Secondary Frontage.~~

~~45. Buildings shall have their principal entrance facing the principal on a frontage line.~~

B. (T3) Building Configuration. [See Section ~~35-209(f)(23)~~(B).]

C. (T3) Building Function. [~~See Section 35-209(f)(23)(C).~~]

1. Ancillary functions to lodging, office, retail, and civic functions shall be permitted within an outbuilding and/or backbuilding.

D. (T3) Parking Standards

1. Open All Surface parking areas shall be located ~~in~~at the Second and/or Third Lot Layers. ~~except that driveway aprons and drop-offs may be located at the First Layer.~~

2. Parking areas in the Second Lot Layer are only allowed at mid-block locations (not corner lots), shall only be internal, shall be a minimum of 60 feet from either street intersection of the block face, and shall be masked from the public frontage by a liner building or Streetscreen as specified in Section (f)(23)(E)(1).

3. Garages shall be located inat the Third Lot Layer as illustrated in Table 209-10C.

~~42.~~ Parking may be accessed from the Principal Primary or Secondary Frontage by means of a driveway.

~~3. Maximum Parking Ratios may be established by the CRC.~~

E. (T3) Architectural Standards

1. The facades on Retail Frontages shall be detailed as Shopstorefronts and glazed no less than 70% of the sidewalk-level story.

2. The exterior finish material on all facades shall be limited to brick, masonry, stone, wood siding, cement fiber siding, corrugated metal, composite aluminum panels and/or stucco with the exception of cast and molded metal which can be used for detailing on Shopstorefronts.

3. Balconies and porches shall be made of the same material as the primary structure, or made of painted wood/wood fiber composite.

4. Principal Buildings shall have sloped roofs.

5. Fences, if provided in the private frontage, shall be at the Frontage Lines as illustrated in Table 209-10D. Fences at Lot Lines shall may be of painted wood board or ironwork, with the exception that chain link may be used in the Second and Third Layers. provided that Chain link is shall not be installed on street frontage. Fences shall not exceed 4 feet in height in the First Lot Layer and 6 feet in height in the Second and Third Lot Layers. Solid fencing is not allowed in the First Lot Layer.

6. Disposal receptacles shall be stored in the second or third lot layer and shall not be visible from the thoroughfare.

7. Disposal receptacles that serve non-residential functions shall be screened completely from public view at ground level.

a. Screening shall be a minimum of six (6) feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less.

- b. Screening shall be provided by plants, a solid screen fence or wall, or a combination thereof.
- c. Materials for walls shall conform to Transect Zone standards as prescribed in Section 35-209 (f)(3)(E)(2).
- d. Fences shall consist of painted wood board.
- e. Screening provided by plants shall follow the standards in Section 35-511(c).

F. (T3) Landscape Standards

- 1. A minimum of one street tree shall be planted within the First Lot Layer for each 30 feet of ~~principal~~ Primary Frontage line ~~as illustrated in Table 209-10C and 209-12.~~
- 2. The First Lot Layer as shown in Table 209-10C shall consist of trees of various species, naturalistically clustered, as well as low maintenance understory.
- 3. The landscape installed shall consist primarily of native species (80%) and established by drip irrigation.

G. (T3) Sign Standards —~~T3 Specific~~

- 1. ~~Signage~~ Signs may not be illuminated.
- 2. Sign Materials. Signs shall be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows.
- 3. Address Numbers. Numbers shall be metal, ceramic or paint.
- 4. Configuration
  - a. Blade Signs. Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5' . The top of the blade sign shall be between 9' and 12' above the sidewalk. The blade sign shall be 32' ' tall maximum. Blade signs shall be no more than 4' wide nor project more than 5' from the wall. Brackets and other suspension devices shall match the sign style and shall not be computed as part of the allowable size of the sign.
- 5. There shall be no ~~signage signs~~ signs permitted in T3 other than as ~~additional to that~~ specified in this Section 35-209(f)(3)(G).

**(f)(45) SPECIFIC TO GENERAL URBAN ZONES (T4)**

A. (T4) Building Disposition

- 1. Balconies, ~~open~~ porches, and bay windows, stoops, shopfront awnings, and galleries may encroach up to 50% of the depth of the First Lot Layer.
- 2. Loading docks, service entrances, and service yards shall be permitted on side and rear yards.
- 3. ~~Facades shall be built parallel or tangent to the principal frontage line. For lots having two frontages the one along the more urban frontage as shown in Table 209-10 shall be the principal frontage. The other shall be the Reverse Frontage.~~
- 5. ~~Buildings shall have their principal entrance on a frontage line.~~

B. (T4) Building Configuration. [See Section 35-209(f)(23)(B).]

C. (T4) Building Function

- ~~1. Within the Long Pedestrian Shed of a Regional Center, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%) without increasing parking requirements cited in Table 209-14.~~
12. Ancillary functions to lodging, office, retail, and civic functions ~~Accessory uses of Limited Lodging or Limited Office~~ shall be permitted within an outbuilding and/or backbuilding.
2. Any single function that occupies a ground-floor area larger than 90,000 square feet shall do so only under one of the following conditions:
  - a. The building shall be enclosed by a liner building.
  - b. Each building façade shall provide at least one public entrance at the ground-floor level every 75 linear feet. If a façade is narrower than 75 linear feet, one entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.

#### D. (T4) Parking Standards

- ~~1. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.~~
- ~~2.1. Maximum Parking Ratios may be established by the CRC.~~
- ~~3.2. All parking areas except for driveways shall be located at the Second or Third Lot Layer as illustrated in Table 209-10. Garages shall be at the Third Layer. Parking areas in the Second Lot Layer shall only be internal, shall be a minimum of 60 feet from either intersection of the block face, and shall be masked from the frontage by a liner building or Streetscreen as specified in Section (f)(3)(E)(1).~~
1. Open All Surface parking areas shall be located inat the Second and/or Third Lot Layers. ~~except that driveway aprons and drop offs may be located at the First Layer.~~
2. Parking areas in the Second Lot Layer are only allowed at mid-block locations (not corner lots), shall only be internal, shall be a minimum of 60 feet from either street intersection of the block face, and shall be masked atfrom the frontage by a liner building or Streetscreen ~~as specified in Section (f)(23)(E)(1).~~
3. Garages shall be located inat the Third Lot Layer as illustrated in Table 209-10C.
- 4.2. Parking may be accessed from the Principal Primary Ffrontage by means of a driveway.

#### E. (T4) Architectural Standards

1. The facades on rRetail fFrontages shall be detailed as Shopstorefronts and ~~glazed no less than 70% of the sidewalk-level story.~~
2. The exterior finish materials on all facades shall be limited to brick, masonry, stone, clapboard, cement fiber siding, corrugated metal, composite aluminum panels, and/or stucco, with the exception of cast or molded metal which can be used for detailing on retail Shopstorefronts. For accent, External Insulation Finishing System (EIFS), river rock, glass block, ironwork and/or tile may be used accumulatively on no more than 25% of the each elevation.
3. Balconies and porches shall be made of the same material as the primary structure, or made of painted wood/wood composite or metal.
4. Principal bBuildings shall have sloped roofs.

5. Fences, if provided in the private frontage, shall be at the Frontage Lines as illustrated in Table 209-10D. Fences at Lot Lines shall may be of painted wood board or ironwork, with the exception that chain link may be used in the Second and Third Layers. ~~provided that~~ Chain link is shall not be installed on street frontage. Fences shall not exceed 4 feet in height in the First Lot Layer and 6 feet in height in the Second and Third Lot Layers. Solid fencing is not allowed in the First Lot Layer.
6. Disposal receptacles shall be stored in the second or third lot layer and shall not be visible from the thoroughfare.
7. Disposal receptacles that serve non-residential functions shall be screened completely from public view at ground level.
  - a. Screening shall be a minimum of six (6) feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less.
  - b. Screening shall be provided by plants, a solid screen fence or wall, or a combination thereof.
  - c. Materials for walls shall conform to Transect Zone standards as prescribed in Section 35-209 (f)(4)(E)(2).
  - d. Fences shall consist of painted wood board.
  - e. Screening provided by plants shall follow the standards in Section 35-511(c).
8. The maximum length of an individual wall plane that faces a street shall be 50 feet.
  - a. If a building wall plane facing a street exceeds 50 feet in length, at least two (2) of the following techniques shall be employed to reduce the perceived mass:
    - i. Change materials with each building module to reduce its perceived mass; or
    - ii. Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
    - iii. Change the roof form of each building module to help express the different modules of the building mass; or
    - iv. Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.
  - b. If a building wall plane facing a street exceeds 150 feet in length, then massing breaks shall be employed. Massing breaks shall:
    - i. Be employed at intervals of no more than 150 feet
    - ii. Take the form of a forecourt (see Table 209-12 (d)) or a passage connecting to an internal courtyard
    - iii. Extend into the Third Lot Layer and measure at least 25 feet in width

#### F. (T4) Landscape Standards

1. A minimum of one street tree shall be planted within the First Lot Layer for each 30 feet of ~~principal~~ Primary Frontage line as illustrated in Tables 209-10 and 209-12.
2. The First Lot Layer as shown in Table 209-10 shall be planted with trees. Lawn shall be permitted.
3. The landscape installed shall consist of 80% native species that are of drought tolerant ~~of soil compaction~~ and established by drip irrigation.

#### G. (T4) Sign Standards

1. Signage may be lit externally only with full-spectrum source. Signs may be illuminated. If illuminated, signs shall only be illuminated by an external lighting

source that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto adjacent properties. Additionally, signs visible through a window within the Shopfront glazing may be neon lit.

2. Sign Materials. Signs shall be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows. Address Numbers. Numbers shall be metal, ceramic or paint.
3. Configuration
  - a. Blade Signs. Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5'. The top of the blade sign shall be between 9' and 12' above the sidewalk. The blade sign shall be 32' tall maximum. Blade signs shall be no more than 4' wide nor project more than 5' from the wall. Brackets and other suspension devices shall match the sign style and shall not be computed as part of the allowable size of the sign.
4. There shall be no ~~signage signs~~ permitted in T4 other than as ~~additional to that~~ specified in this Section 35-209(f)(4)(G).

**(f)(56) SPECIFIC TO URBAN CENTER ZONES (T5)**

A. (T5) Building Disposition

1. Stoops, lightwells, balconies, bay windows and terraces may encroach 100% of the depth of the First Lot Layer.
2. Awnings, arcades, and galleries may encroach the sidewalk to within two (2) feet of the curb but must clear the sidewalk vertically by at least 8 feet.
3. Loading docks, service entrances, and service yards shall be located in the Third Lot Layer and shall only be accessed through the Third Lot Layer or alley. ~~permitted on side and rear yards.~~
4. A minimum of 70% of the façade shall be built parallel to the principal Primary Frontage line. ~~Facades shall be built parallel to the principal frontage line along a minimum of 70% of its length on the setback shown in Table 209-18. In the absence of a building along the remainder of the frontage line, a streetscreen shall be built parallel to the principal Primary Frontage line. co-planar with the facade.~~
5. ~~For lots having two frontages the one along the more urban frontage as shown in Table 209-10 shall be the principal frontage. The other shall be the Reverse Frontage.~~
6. ~~Buildings shall have their principal entrance on a frontage line.~~

B. (T5) Building Configuration

1. A first level residential function shall be raised a minimum of 2 feet from average sidewalk grade. ~~a. This requirement shall not preclude applicable local, state, or federal requirements for Fair Housing, American with Disabilities Act (ADA), or Universal Housing Design regulations.~~ Site design shall factor access issues to the public right-of-way. Site design shall provide an accessible pedestrian access route (PAR) and a minimum of one no-step entrance as required by applicable local, state, and federal requirements.

C. (T5) Building Function

- ~~1. Within the Long Pedestrian Shed of a Regional Center, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%) without increasing parking requirements cited in Table 209-14 14.~~
- ~~2. Accessory uses of Limited Lodging or Limited Office shall be permitted within an outbuilding.~~
1. Ancillary functions to lodging, office, retail, and civic functions shall be permitted within an outbuilding and/or backbuilding.
- ~~23. First story retail shall be permitted in all buildings, throughout and shall be required at Mandatory Retail Frontages in accordance with Section 35-209(d)(10(A)(2)).~~
3. Any single function that occupies a ground-floor area larger than 90,000 square feet shall do so only under one of the following conditions:
  - a. The building shall be enclosed by a liner building.
  - b. Each building façade shall provide at least one public entrance at the ground-floor level every 75 linear feet. If a façade is narrower than 75 linear feet, one entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.

#### D. (T5) Parking Standards

- ~~1. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.~~
- ~~2.1. Maximum Parking Ratios may be established by the CRC.~~
12. All parking areas shall be located in at the Second and/or Third Lot Layer as illustrated shown in Table 209-10C-42C.
2. Parking areas in the Second Lot Layer are only allowed at mid-block locations (not corner lots), shall be a minimum of 60 feet from either street intersection and shall be masked at the frontage by a liner building or Streetscreen.
3. Garages shall be located in the Third Lot Layer.
- ~~43. Parking shall be have access accessed from an rear alley.~~
54. Pedestrian entrances to all parking lots and parking structures shall be directly from a frontage line. Only underground parking structures may be entered by pedestrians directly from a Principal Building.
- ~~65. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet at the frontage line.~~
7. When a Form Based Parking Plan is provided within the Long Pedestrian Shed of a Regional Center, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%) without increasing parking requirements cited in Table 209-14.

#### E. (T5) Architectural Standards

1. The facades on rRetail fFrontages shall be detailed as Shopstorefronts and glazed no less than 70% of the sidewalk level story.



2. The exterior finish materials on all facades shall be limited to brick, masonry, stone, corrugated metal, composite aluminum panel, and/or stucco, with the exception of cast or molded metal which can be used for detailing on retail Shopstorefronts. Clapboard and cement fiber siding may be used, but are not permitted on the first story of the primary facade. For accent, External Insulation Finishing System (EIFS), river rock, glass block, ironwork and/or tile may be used accumulatively on no more than 25% of the each elevation.
3. Balconies, galleries and arcades shall be made of concrete, painted wood/wood composite or metal.
4. Buildings may have flat roofs enclosed by parapets or sloped roofs.
5. Streetscreens shall be located parallel to a frontage line coplanar with the building facade line as shown in Table 209-10D. Fences, if provided in the private frontage, shall be at the Frontage Lines as illustrated in Table 209-10D. Fences at Lot Lines shall be of ironwork. Chain link may be used in Second and Third Layers provided that chain link is not installed on street frontage. Fences shall not exceed 4 feet in height in the First Lot Layer and 6 feet in height in the Second and Third Lot Layers. Solid fencing is not allowed in the First Lot Layer.
6. Disposal receptacles shall be stored in the second or third lot layer, and shall only be accessible from the back of the building or the alley.
7. Disposal receptacles shall be screened completely from public view at ground level.
  - a. Screening shall consist of a solid wall and be a minimum of six (6) feet in height, or a height sufficient to obscure the area or equipment requiring the screening, whichever is less.
  - b. Screening materials shall conform to Transect Zone standards as prescribed in Section 35-209 (f)(5)(E)(2).

#### F. (T5) Landscape Standards

1. A minimum of one street tree shall be planted within the First Lot Layer for each 30 feet of principal Primary Frontage line as illustrated in Table 209-10 and 209-12.
- ~~23.~~ The First Lot Layer ~~as shown in Table 209-10~~ shall be landscaped or paved to match the ~~enfroting adjacent~~ Public Frontage as shown in Table ~~209-6~~ 209-6E and 6F.
- ~~34.~~ Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages.
- ~~45.~~ The landscape installed shall consist of 80% native species that are drought tolerant of soil compaction and established by drip irrigation.

#### G. (T5) Signage Standards

1. Signs may be illuminated. If illuminated, signs shall only be illuminated by an external lighting source that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto adjacent properties. Additionally, signs visible through a window within the Shopfront glazing may be neon lit.
2. Sign Materials. Signs shall be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows.
3. Address Numbers. Numbers shall be metal, ceramic or paint.

42. Configuration. The following configurations are allowed in T5 in addition to the configurations allowed in Section 35-209 (f)(3)(G)(6).

- a. Blade Signs. Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5' . The top of the blade sign shall be between 9' and 12' above the sidewalk. The blade sign shall be 32' ' tall maximum. Blade signs shall be no more than 4' wide nor project more than 5' from the wall. No blade sign shall exceed 6 square feet. Brackets and other suspension devices shall match the sign style and shall not be computed as part of the allowable size of the sign.
- b. Vertical Corner Signs. Vertical corner signs are permitted at the corners of blocks. They may project perpendicular from one side of the building or at a 45-degree angle to the corner. Vertical corner signs shall be constructed of either signboards or metal, and they may be lit either with gooseneck lights or with surface neon. Vertical corner signs shall be mounted a minimum of 12' from the sidewalk, measured to the bottom of the sign. The height of the sign shall not exceed 10' in height. Vertical corner signs shall be mounted 12' ' maximum away from the exterior wall of the building and shall be a maximum of 3' wide.

53. A single external sign band may be applied to the facade of each building, providing that such sign not exceed 3 feet in height by any length.

~~4. Signage shall be externally lit, except that signage within the Shopfront glazing may be neon lit.~~

#### **(f)(67) SPECIFIC TO URBAN CORE ZONES (T6)**

##### **A. (T6) Building Disposition**

1. Stoops, lightwells, balconies, and bay windows and terraces may encroach 100% of the depth of the First Lot Layer.
2. Awnings, arcades, and galleries may encroach the sidewalk to within two (2) feet of the curb but must clear the sidewalk vertically by at least 8 feet.
3. Loading docks, service entrances, and service yards shall be located in the Third Lot Layer and shall only be accessed through the Third Lot Layer or alley. ~~permitted on side and rear yards.~~
4. A minimum of 80% of the facade shall be built parallel to the principal Primary Frontage line. Facades shall be built parallel to the principal frontage line along a minimum of 80% of its length on the setback shown in Table 209-18. In the absence of a building along the remainder of the frontage line, a streetscreen shall be built parallel to the principal Primary Frontage line. co-planar with the facade.
5. ~~For lots having two frontages the one along the more urban frontage as shown in Table 209-10 shall be the principal frontage. The other shall be the Reverse Frontage.~~
6. ~~Buildings shall have their principal entrance on a frontage line.~~

##### **B. (T6) Building Configuration [See Section 35-209(f)(23)(B).]**

##### **C. (T6) Building Function**

1. ~~Within the Long Pedestrian Shed of a Regional Center, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%) without increasing parking requirements cited in Table 209-14.~~

22. Ancillary functions to lodging, office, retail, and civic functions shall be permitted within an outbuilding and/or backbuilding.
3. First story Ground floor retail shall be permitted in all buildings. throughout and shall be required at Mandatory Retail Frontages.
4. Any single function that occupies a ground-floor area larger than 90,000 square feet shall do so only under one of the following conditions:
  - a. The building shall be enclosed by a liner building.
  - b. Each building façade shall provide at least one public entrance at the ground-floor level every 75 linear feet. If a façade is narrower than 75 linear feet, one entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that façade. Corner entrances count for both façades.

#### D. (T6) Parking Standards

1. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
21. Maximum Parking Ratios may be established by the CRC.
13. All parking areas shall be located in at the Third Lot Layer as shown in Table 209-10.
24. Parking shall be have access accessed from an rear alley.
35. Pedestrian entrances to all parking lots and parking structures shall be directly accessed from a frontage line. Only underground parking structures may be entered by pedestrians directly from a Principal Building.
46. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet at the frontage line.
5. When a Form Based Parking Plan is provided within the Long Pedestrian Shed of a Regional Center, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%) without increasing parking requirements cited in Table 209-14.

#### E. (T6) Architectural Standards

1. The facades on rRetail fFrontages shall be detailed as Shopstorefronts and glazed no less than 80% onf the sidewalk-level story.
2. The exterior finish materials on all facades shall be limited to brick, masonry, composite aluminum panel, stone, and/or stucco, with the exception of cast or molded metal which can be used for detailing on retail Shopstorefronts. Clapboard and cement fiber siding may be used, but are not permitted on the first story of the primary façade. For accent, External Insulation Finishing System (EIFS), river rock, glass block, ironwork and/or tile may be used accumulatively on no more than 25% of the each elevation.
3. Balconies, galleries and arcades shall be made of concrete, painted wood/wood composite or metal.
4. Buildings may have flat roofs enclosed by parapets, or sloped roofs.
5. Streetscreens shall be located parallel to a frontage line coplanar with the building facade line as shown in Table 209-10D. Fences, if provided in the private frontage, shall be at the Frontage Lines as illustrated in Table 209-10D. Fences at Lot Lines

shall be of ironwork. Chain link may be used in Second and Third Layers provided that chain link is not installed on street frontage. Fences shall not exceed 4 feet in height in the First Lot Layer and 6 feet in height in the Second and Third Lot Layers. Solid fencing is not allowed in the First Lot Layer.

6. Disposal receptacles shall be stored in the second or third lot layer, and shall only be accessible from the back of the building or the alley.

7. Disposal receptacles shall be screened completely from public view at ground level.

a. Screening shall consist of a solid wall and be a minimum of six (6) feet in height, or a height sufficient to obscure the area or equipment requiring the screening, whichever is less.

b. Screening materials shall conform to Transect Zone standards as prescribed in Section 35-209 (f)(6)(E)(2).

F. (T6) Landscape Standards

1. ~~The First Lot Layer as shown in Table 209-10 and 209-12 shall be landscaped or paved to match the Public Frontage as shown in Tables 209-6E and 6F.~~

2. Trees shall be species with shade canopies that, at maturity, remain clear of building frontages.

3. Trees shall not be required in the First Lot Layer (~~Table 209-10~~).

4. The species of landscape installed shall consist of 80% native species that are drought tolerant ~~of soil compaction~~ and established by drip irrigation.

G. (T6) ~~Sign~~ Signage Standards

1. ~~Signage may be lit externally only with full-spectrum source, unless otherwise specified. Signs may be illuminated. If illuminated, signs shall only be illuminated by an external lighting source that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto adjacent properties. Additionally, signs visible through a window within the Shopfront glazing may be neon lit.~~

2. Sign Materials. Signs shall be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows. ~~Neon shall be permitted as noted elsewhere.~~

3. Address Numbers. Numbers shall be metal, ceramic or paint.

4. Configuration. The following configurations are allowed in T5 in addition to the configurations allowed in Section 35-209 (f)(3)(G)(6).

a. Blade Signs. Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5' . The top of the blade sign shall be between 9' and 12' above the sidewalk. The blade sign shall be 32' ' tall maximum. Blade signs shall be no more than 4' wide nor project more than 5' from the wall. Nblade sign shall exceed 8 square feet. Brackets and other suspension devices shall match the sign style and shall not be computed as part of the allowable size of the sign.

b. Vertical Corner Signs. Vertical corner signs are permitted at the corners of blocks. They may project perpendicular from one side of the building or at a 45-degree angle to the corner. Vertical corner signs shall be constructed of either signboards or metal, and they may be lit either with gooseneck lights or with

surface neon. Vertical corner signs shall be mounted a minimum of 12' from the sidewalk, measured to the bottom of the sign. The height of the sign shall not exceed 10' in height. Vertical corner signs shall be mounted 12' maximum away from the exterior wall of the building and shall be a maximum of 3' wide.

- 4 A single external sign band may be applied to the facade of each building, provided that such sign not exceed 3 feet in height by any length.
5. ~~Signage shall be externally lit, except that signage within the Shopfront glazing may be neon lit.~~

## SECTION (g) GUIDELINES FOR TRANSIT FACILITIES, BICYCLE PARKING, AND SCHOOLS

### (g)(1) TRANSIT GUIDELINES

- A. Transit Amenities shall be provided as indicated in Table 209-9B.
- B. Bus Service to suburban and rural areas shall not create street networks that prohibit the feasibility of future transit options.
- C. Where suburban or rural bus routes pass through non-residential areas or areas of limited development for a distance of a mile or longer, the distance standard may be altered or waived for these areas only, at the discretion of Bus Operations. Where the sum of boardings and lightings is less than four per vehicle mile in the peak hour for a distance of one mile or longer, a courtesy stop zone may be created by the Bus Operations.
- D. No more than six and no less than four bus stops per route mile will be provided along all line service routes, except express and limited stop routes outside the CBD (Central Business District).
- E. The application of this standard is subject to the availability of suitable sites that provide safe access for passengers. The location of bus stops should also consider the future placement of passenger shelters or benches, and compliance with ADA regulations. A bus stop should be provided at all sites where transfers are possible.
- F. Park and ride facilities may be provided at any suitable location which can be shown to attract 200 autos per day within three years, if express service is offered, and 150 automobiles per day within three years, if limited stop service is offered.
- G. Transit ~~centers~~ facilities designed to facilitate transfer activity and support primary origin-destination trip service can be provided by exception. Transit facilities ~~centers~~ may vary in form from an on-street transit bus stop with a shelter to an elaborate multi-modal facility. Limited automobile parking or waiting areas for passenger pick-ups may be provided. Selection of a site will be based on an evaluation of the impact on traffic and pedestrian operations in the area, the ability of the site to accommodate a design that provides good circulation, and access for transit vehicles buses and transit patrons riders and the potential for joint development.

### (g)(2) BICYCLE PARKING GUIDELINES

- A. Short Term Bicycle Parking shall be free, prevalent, visible, well lit, and convenient to building entrances. This type of parking is intended for customers, visitors and messengers, and is typically in the form of a bicycle rack.
- B. Long Term Bicycle Parking shall be covered or indoors, and may be located in space such as under stairways, at the end of hallways, basements, or in unused areas of parking structures. This type of parking is intended for employees, students, residents and commuters and may be access controlled by the user. Bicycle lockers or enclosed cages are typical.
- C. Bicycle Parking requirements are referenced in Table 209-14C and 14D.
- ~~A. Bicycle parking shall be provided free and nearby all destinations and may be located in any Transect Zone. All bicycle parking should be secure and visible.~~
  - ~~1. Short Term Parking shall be adequate, prevalent, visible and convenient to entrances, and is required in Transect Zones T4, T5 and T6. This type of parking is intended for customers, visitors and messengers.~~
  - ~~2. Long Term Parking shall be provided in Transect Zones T4, T5 and T6. This type of parking is intended for employees, students, residents and commuters. Long Term Bicycle Parking must be covered or indoors, space is usually available inside under~~

~~stairways, at the end of hallways, basements, or in unused areas of a parking structure.~~

~~B. Bicycle Parking Spaces~~

- ~~1. One employee bicycle parking space for every 7,500 square feet, or portion thereof, of office floor area and one additional such visitor space for every 20,000 square feet, or portion thereof, of office floor area.~~
- ~~2. One resident bicycle parking space for every three residential units, or portion thereof, of residential units and one visitor space for every 50 residential units, or portion thereof, of residential units.~~

~~C. The facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians or any required fire egress.~~

**(g)(3) ELEMENTARY SCHOOL GUIDELINES**

- A. It shall be anticipated that each public school shall require between 10 and 16 acres of land. Each public school shall be expected to serve between 600 and 800 students. Smaller public and private schools that are compatible with an urban environment are permissible.
- B. Per Section 35-209(d)(8)(B)(~~7~~8) Transit routes and/or facilities shall be coordinated with School Bus Routes.

## SECTION (h) DEFINITIONS

The definitions in this Section 35-209(h) are specific to sections 35-209 and 35-357.

**Acquired or Dedicated Open Space:** Open space that is protected from development by law or standard, as well as land acquired for conservation through purchase, by easement, or by transferred development rights.

**Allee:** A regularly spaced and aligned row of trees usually planted along a thoroughfare or Pedestrian Path.

**Alley:** A public or private thoroughfare dedicated to providing vehicular access to the side or rear of property, including access to parking, utilities solid waste disposal, and/or emergency access.

**Alley Apron:** The portion of the alley within the public right-of-way, from the curb line of the roadway to the front edge of the property line that provides ingress and egress between private property and the public right-of-way.

**Alley - Fire Access:** Any alleyway designated as the primary access point for the fire department in case of emergency. Additional standards apply, see the International Fire Code Sections 503.2.1 through 503.2.7, Appendix D and any other applicable sections.

**Alley - Garbage Collection:** Any alleyway designated and designed for garbage and recycling collection.

**Accessory Unit:** An apartment not greater than 600 square feet sharing ownership and utility connections with a Principal Building. An Accessory Unit may or may not be within an outbuilding. Accessory Units do not count toward maximum density calculations.

**Ancillary Function:** A function that is incidental and subordinate to the principal function of a lot or the main building thereon and located on the same lot as the principal function or building.

**Apartment:** A dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

**Arcade:** A private frontage wherein the façade is a colonnade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line.

**Artisan/Craft Manufacturing :** An establishment for the preparation, display and sale of individually crafted, visual forms of artwork including but not limited to: sculpture, painting, jewelry, furniture and hand woven articles.

**B-Grid Street:** A secondary street usually located on the periphery of a development where non pedestrian-oriented uses are allowed and where vehicular traffic, not pedestrian traffic, takes precedence.

**Backbuilding:** A single-story structure connecting a principal building to an outbuilding (see Table 209-10).

**Bicycle Facility:** Reference table 209-7

**Bicycle Parking:** See Sections (f)(3)(D) and (g)(2).

**Blade Sign:** A sign located below a marquee or awning and attached to a wall, marquee, or awning with the exposed face of the sign in a plane perpendicular to the plane of the building wall.

**Block:** The aggregate of private lots, passages, and alleys, circumscribed by thoroughfares.



**Block Face:** ~~The aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing Architectural Harmony.~~

**Block Face:** One side of a block. A "block face" includes the portion of a block that abuts a street up to the nearest intersecting street.

**Brownfield:** An area previously used primarily as an industrial site as defined by the US Environmental Protection Agency.

**Building Disposition :** The placement of a building on its lot (see Table 209-11).

**Building Function:** The uses accommodated by a building and its lot. Functions are categorized as Restricted, Limited, or Open, according to the intensity of the use (see Table 209-13).

**Building Height:** The vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the enfronting thoroughfare.

**Building Type:** a structure category determined by function, disposition on the lot, and configuration, including frontage and height. For example, a rowhouse is a type, not a style.

**Bungalow Court:** A Group of three or more detached one-story, one-family or two-family dwellings located on a single lot arranged around one, two or three sides of a courtyard that opens to a street. Each dwelling unit has a separate entrance on the ground floor.

**Bus Rapid Transit:** A high capacity rubber tire transit system that emulates rail transit modes in speed, frequency, and comfort, serving high capacity transit corridors with limited stops.

**Bus Shelter:** ~~A roofed structure located on or adjacent to the right-of-way of a street, designed to be used primarily for the protection and convenience of waiting bus passengers.~~

**Bus Turnouts:** a recessed curb area located adjacent to the traffic lanes where buses pull into and out off without impeding traffic

**Civic:** the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, and transit, ~~and municipal parking.~~

~~Civic Building: a building designed specifically for a civic function.~~

**Civic Building:** a building owned, leased, maintained, or occupied by an organization that is dedicated to culture, education, or government and is accessible to and for the use of the general public

~~**Civic Space:** an open area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings. See Table 209-9.~~

**Civic Space:** A public or privately owned, pedestrian oriented, outdoor space that is accessible to and for the use by the general public. See table 209-9.

**Civic Transit Zone:** area reserved for transit facilities.

**Commercial:** the term collectively defining workplace, office and retail functions.

**Common Destination:** An area designed for community interaction, usually defining the approximate

center of a pedestrian shed. It may include with out limitation one or more of the following: a civic space, a civic building, a commercial center or a transit facility center and may act as the social center of a neighborhood.

**Context:** surroundings made up of the particular combination of elements that create specific habitat.

**Corridor:** a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

**Cottage:** A single family dwelling, edge yard building type no more than 1 ½ stories tall and between 700 and 1,500 square feet total floor area.

**Courtyard:** An open, unoccupied, unobstructed space other than a front-, side-, or rear yard, on the same lot as a building or group of related buildings, used primarily for supplying access, light and air to abutting buildings.

**Courtyard Building:** A building or group of related buildings on one lot surrounding a courtyard on two or more sides.

**Courtyard Building:** ~~a building that occupies the boundaries of its lot while internally defining one or more private patios.~~

**Cross Block Passage:** A pedestrian passage through one or a group of structures that connects the principal frontage to the rear lot line or alley and is a minimum of 8 feet wide.

**Curb:** the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 209-6).

**Degraded Wetland:** Manmade or natural occurring wetlands which are impaired as it relates to size, function (reducing storm water amount improving water quality, etc.) vegetational diversity, and vegetational composition, as defined by the EPA in accordance with the Clean Water Act (33 US Code Part 1344) and determined by the US Corp of Engineers. A restoration or rehabilitation effort would need to address each of the areas deemed as impaired.

**Density:** the number of dwelling units within a standard measure of land area, usually given as units per acre [See Section 35-209(d)(4)].

**Design Speed:** is the velocity at which a thoroughfare tends to be driven ithout the constraints of signage or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

**Detached House:** A dwelling unit not attached to any other primary use structure that is on a 45-120 ft. wide lot.

**Developable areas:** residual to the Preserved Open Space Sector.

**Developable area of the site:** See Net Developable Area or Net Site Area.

**Development Pattern:** the physical form of a settlement. Variations are due to the particulars of the site, density, spatial definition program, transportation and implementation. Transect-based Development Patterns are socially and functionally variegated; they are walkable, and they manifest a gradient from urban to rural. (see Master Development Pattern Plan.)

**District:** see Specialized District.

**Driveway:** a vehicular lane within a lot, usually leading to a garage. A Driveway in the First Lot Layer

may be used for parking if it is no more than 18 feet wide, thereby becoming subject to the constraints of a parking lot.

**Edgeyard Building:** a building that occupies the center of its lot with setbacks on all sides.

**Effective Turning Radius:** The measurement of the inside turning radius taking into account an on-street parking lane.

**Elevation:** the exterior walls of a building not along a Frontage Line. See Façade (Table 209-10)

**Emergency/Transitional Center:** A residential facility for the homeless integrated with food preparation facilities, social services and counseling programs to assist in the transition to self-sufficiency and independent living.

**Enfront:** to place an element along a frontage line, as in “ porches enfront the street.”

**Entrance, Principal:** the main point of access of pedestrians into a building.

**Estate House:** A single family dwelling, edge yard building type constructed on a lot at least 720 feet wide along the frontage, of rural character, often shared by one or more accessory buildings.

**Facade:** the exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

**Farm Land:** Any land within which agriculture and farming operations occur year-around.

**Fence:** A barrier enclosing space or separating lots.

**Free Movement:** Vehicular movement on dedicated, striped travel lanes.

**~~Frontage Line:~~** ~~those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines (see Table 209-10).~~

**Frontage Buildout:** The percentage of a building façade that is built within the parameters of the required setbacks.

**Frontage Line:** The lot line that separates the public frontage from the private frontage. (see Table 209-10D)

**FIPS:** Federal Information Processing Standards. A standardized set of numeric or alphabetic codes issued by the National Institute of Standards and Technology (NIST) to ensure uniform identification of geographic entities through all federal government agencies.

**Function:** The use that is imposed or applied to on or for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied, including all accessory uses.

**Garage:** An outbuilding or back building used as storage of not more than four motor vehicles or boats. No commercial vehicles or vehicles having capacity in excess of one ton shall be stored in the space nor shall any spaces be rented out.

**Gallery:** A private frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

**GIS (Geographic Information System):** a computerized program in widespread municipal use that organizes data on maps. Various municipal departments can input information including the location of wetlands, thoroughfares, water/sewer lines, boundaries, building footprints, schools, zoning, land-use, etc. GIS makes information available as layered databases. The protocol for preparing a Sectors should be based on GIS information.

**Glazing:** Transparent glass with a reflectance of no more than 20%.

**Greenfield:** a project planned for an undeveloped area outside the existing urban fabric. See Infill.

**Greenway:** an open space corridor in largely natural conditions which may include Trails for bicycles and pedestrians.

**Greyfield:** an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites.

**Gross Acres:** The total amount of acres within a specified area.

**Hamlet:** An incomplete village, standing free in the countryside. Because of a location away from transportation, a Hamlet has a weak commercial center. ~~This is the only Development Pattern appropriate in the Restricted Growth Sector.~~

~~Heavy Industrial Facility: High intensity manufacturing, processing and fabricating operations characterized by heavy commercial truck traffic and noise pollution. This use may also pose significant materials and/or processing hazards due to the nature of the operation. Includes any use in I-2 or MI-2 of Sec. 35-311 of the UDC.~~

**High Capacity Thoroughfare:** A major street with vehicular traffic levels above 20,000 vehicles per day.

**High Capacity Transit Corridor:** Corridor with the potential to serve a total of at least 8,000 daily riders. Determination to the appropriate mode or modes is done through a formal alternatives analysis on a corridor-by-corridor basis.

**Home Occupation:** Any activity carried out for gain by a resident conducted as an accessory use on the resident's dwelling unit. The work quarters should be invisible from the frontage, located either within the house or in an outbuilding. For additional regulations, see Sec. 35-378 of the UDC.

**Independent Building:** a building designed by a different architect from the adjacent buildings.

**Industrial, Heavy:** A medium- to large-scale industrial use that is capable of producing byproducts discernable from outside the building and property. The function should not be located near civic, lodging, residential, service, or retail functions due to its inability to blend into the surrounding functions and its capacity to cause detrimental consequences to nearby properties.

**Industrial, Light:** A small-scale industrial use that can be located adjacent to civic, lodging, residential, service, and retail functions without disturbing its neighbors or causing detrimental effects.

**Infill:** a project development within existing urban fabric.

**Inside Turning Radius:** the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. (See Table 209-6)

**Light Court:** A private frontage parallel to the sidewalk that provides direct access to levels below grade in patio or walkway form.

~~Light Industrial Facility: Non-hazardous uses engaged in the manufacturing, storage and/or shipping and receiving of previously prepared materials or finished products or parts. Encompasses any uses in I-1, MI-1 or L in Sec. 35-311 of the UDC.~~

**Liner Building:** a building specifically designed to mask a parking lot or a parking garage from a frontage. A Liner Building, if less than 30 feet deep and two stories, shall be exempt from parking requirements.

~~**Liner Building:** A building specifically designed to mask a parking lot or a parking structure from a frontage using a mix of residential, office and commercial uses. The parking structure shall be located within the third lot layer and the liner building must be located within the second and/or third lot layer.~~

**Liner Building:** A functional ancillary building with a minimum depth of 20 feet, specifically designed to mask the primary use of a single function over 90,000 square feet on the ground floor, a primary function parking lot, or a parking structure from a frontage using a mix of residential, office and/or commercial functions. The building shall cover the entirety of the frontage line(s). Pedestrian and vehicular access shall be allowed as stated in 35-209(f).

**Linear Corridor:** A civic space, park, green, square or plaza, minimum 2 blocks in length, that is longer than it is wide and follows the trajectories of natural corridors or the built environment.

~~**Live-Work:** a dwelling unit that contains, to a limited extent, a commercial component. A Live-Work Unit is a fee-simple unit on its own lot with the commercial component limited to the ground level. (Syn.: Flexhouse.) (See Work-Live.)~~

**Live/Work:** A dwelling unit that contains a commercial component. A live/work unit is a fee-simple unit on a lot with the commercial component anywhere within the unit.

**Lodging:** premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to retail use.

**Lot Layer:** a range of depth of a lot within which certain elements are permitted (see Table 209-10). The first lot layer is measured from the property line to the front building façade. The second layer extends 20 feet behind the first layer. The third layer extends from the rear of the second layer to the rear lot line.

**Lot Line:** The line demarcating the division between one property and another.

~~**Lot Line:** the boundary that legally and geometrically demarcates a lot (see Frontage Line). Regulations reference lot lines as the baseline for measuring setbacks.~~

**Lot Width:** the length of the principal primary Frontage Line of a lot.

**Low Maintenance Understory:** Mostly native, drought tolerant, disease and pest free plant material requiring no mowing and minimal irrigation.

**Mandatory Streets:** For Zoning Site Plan, includes Avenues, Boulevards, Commercial Streets, and Standard Streets that provide connectivity between Development Patterns and/or provide connectivity to major regional arterials.

**Manufacturing:** premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery and including their retail sale.

**Master Development Pattern Plan:** Master Development Plan submittal that contains one or more Development Patterns per the requirements of Section 35-357.

**Media Production:** The creation and manufacturing of any form of communication, including newspaper, television, radio and/or magazine.

**Meeting Hall:** a building available for gatherings, including conferences. It should accommodate at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the meeting hall is located.

**Mezzanine:** a small story between two main floors, usually the ground and first floors.

**Mixed Use Building:** A building containing a mixture of residential and commercial activities, planned as a unified complementary whole, and functionally integrated into the use of shared access points from the street level.

**Mixed Use Corridor:** The integration of two or more dissimilar but compatible functions within a specific corridor.

**Monument Sign:** A permanent, freestanding sign set onto a solid base or other supports where the bottom of the sign face is located within three feet of ground level.

**Muntins:** A strip of wood or metal separating and holding panes of glass in a window.

**NAD:** North American Datum. The official reference ellipsoid used for the primary geodetic network in North America to define spatial relations in Geographic Information Systems.

**Neighborhood Market:** An establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption. Does not include fuel pumps or the selling of fuel for motor vehicles.

**Net Developable Area, Net Site Area:** the developable areas of a site. The Net Site Area shall be allocated to the various Transect Zones according to the parameters in Table 209-18.

**Non-Native Invasive Tree Species:** Includes Chinese Pistache (*Pistacia chinensis*), Chinaberry (*Melia azedarach*), Chinese Tallow (*Sapium sebiferum*), Tree of Heaven (*Ailanthus Altissima*), and Salt Cedar (*Taxodium species*). Non-native invasive tree species are not protected and will be omitted from the tree survey.

~~Office: premises available for the transaction of general business but excluding retail, artisanal and manufacturing uses.~~

**Office:** A function where the primary activities are administrative, executive, professional and where no merchandise is on the premises.

**Open-Market Building:** a business that sells, stores, and displays merchandise outdoors, other than automobiles, tractors, trailers, logging equipment, or other agricultural equipment.

**Outbuilding:** ~~an ancillary~~ building, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the principal building by a Backbuilding. Outbuildings shall not exceed 600 square feet of habitable space, excluding parking areas (see Table 209-10).

**Park and Ride Facility (Transit):** A facility used for parking by transit riders while they use transit agency services. Park-and-ride facilities are generally established as collector sites for transit service. Park-and-ride facilities may also serve as collector sites for vanpools and carpools, and as transit ~~facilities centers~~. The facility may have limited passenger amenities such as shelters, seating and posted route & schedule information.

**Parking Lot:** A parcel of land or portion thereof used for the temporary storage of motorized or non-motorized vehicles.

**Parking Structure:** a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher of two stories or more on the principal primary and secondary frontages.

**Passage (PS):** a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

**Path (PT):** a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

**Pedestrian Shed:** an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a Development Pattern. A Standard Pedestrian Shed is one quarter of a mile radius or 1320 feet. With transit available or proposed, a Long Pedestrian Shed has an average walking distance of a half-mile or 2640 feet. Pedestrian Sheds are oriented toward a central destination containing one or more important intersections, meeting places, civic spaces, civic buildings.

**Personal Services:** An establishment primarily engaged in providing individual services generally related to non-medical personal needs such as a tailor, beauty shop, or photographic studio. These uses may also include accessory retail sales of products related to the services provided.

**Planter:** the element of the public frontage that streetscape which accommodates street trees and other landscaping.

**Planting Strip:** A vegetated area with dimensions no less than 20' in length. Planting strips are located at grade of walkway areas and may accommodate some pedestrian access through the vegetated area.

**Potable water:** Water suitable for drinking or cooking purposes.

**Principal Building:** the main building on a lot, usually located toward the frontage (see Table 209-10).

**Primary Use Parking Lot:** An off-street, at grade, open area for the temporary storage of motorized and non-motorized vehicles. A "primary use parking lot" does not include an area used exclusively for the display of motor vehicles for sale as part of an automobile dealership.

**Principal Entrance:** The primary entrance to a structure that determines the addressing.

**Principal Primary Lot Line/Frontage:** The frontage designated to bear the street address, along which minimum lot width is measured, and containing the principal entrance to the building.

**Private Dormitory:** A privately owned and operated residential structure specifically designed for students of a college, university or non-profit organization for the purpose of providing rooms for sleeping purposes. Common kitchens and common rooms may also be provided.

**Private Frontage:** the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table 14).

**Protected Wetlands:** Wetland ecosystems regulated by the United States Army Corps of Engineers (USACE), as outlined in Section 404 of the Clean Water Act.

**Protected Habitat:** Geographic areas within which rare or endangered flora and fauna exist as listed by the United States Fish and Wildlife Service.

**Public Frontage:** the area between the curb of the vehicular lanes of a thoroughfare, (excluding alleys), and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, streetscape tree and streetlight (see Table 209-6 209-10D).

**Public Utility Structure or Facility:** Buildings, structures and facilities that provide a public utility service deemed necessary for the public health, safety and welfare of the city.

**Rear Alley (AL):** a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges

**Rearyard Building:** a building that occupies the full frontage line, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous façade spatially defines the public thoroughfare. In its residential form, this type yields a rowhouse. For its commercial form, the rear yard can accommodate substantial parking.

**Regional Center:** A Development Pattern consisting of one Long Pedestrian Shed with a strong retail core.

**Remnant:** The amount of land within a development pattern that is outside the pedestrian shed.

**Research and Development:** Applied and developmental research, where product testing, environmental analysis, evaluation, and marketing research is permitted. No hazardous materials or on-site manufacturing shall be permitted.

**Residential:** ~~premises available for long term human dwelling.~~

**Residential:** Includes single-family and multifamily.

**Residential Care Facility:** A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens and physically and mentally disabled persons. Such a structure focuses on providing medical and social support services for the residents.

**Retail:** premises available for the sale of merchandise and food service.

**Retail Frontage Line:** ~~Frontage Lines designated on a Master Development Pattern Plan that require the provision of a Shopfront, causing the ground level to be available for retail use.~~

**Riparian Corridors:** area that includes the waterway and floodplain, as well as the fertile soils on either side. Riparian corridors are typically capable of supporting a greater diversity of vegetation and wildlife than the drier uplands.

**Road (RD):** a local, rural and suburban thoroughfare of low vehicular speed and capacity. Its public frontage consists of swales drained by percolation and a walking path or bicycle trail along one or both sides. The landscaping consists of multiple species composed in naturalistic clusters. This type is allocated to the more rural Transect Zones (T1-T3).

**Secondary Lot Frontage Line:** Only found on corner lots, the frontage facing a right-of-way that does not bear the address of the property and is not used to measure the lot width and does not contain the principal entrance to the structure. Also known as a reverse frontage (see Table 209-10D).

**Sector:** a neutral term for a geographic area. In the Form-Based Development Use Pattern there are six specific Sectors that establish the boundaries for several kinds of development. Two Sectors represent unbuildable open space (Preserve and Reserve) and the other four are Urban Growth Sectors of varying intensity (Restricted, Controlled, and Intended Growth Sectors, and the Infill Sector.) Sectors address the regional scale while Transect Zones address the physical character of communities. Sectors contain Development Patterns (Hamlet, Village, and Regional Center) which contain prescribed Transect Zones, which contain design standards appropriate to those T-Zones.

**Service:** Labor which does not in itself produce a tangible commodity

**Setback:** the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback as permitted by each Transect. [See Section (f)(3)(A) and Table 17G).

**Shared Parking Policy:** an accounting for parking spaces that are available to more than one function.



The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time (see Table 209-14).

**Shopping Center:** A structure with one owner that is strictly retail and includes three or more businesses within the same building.

**Sideward Building:** a building that occupies one side of the lot with a setback to the other side.

**Sidewalk:** the paved layer of the public frontage dedicated to pedestrian activity.

**Sideward Building:** A residential building where the structure occupies at most 100% of one lot line.

**Slow Movement:** Vehicular movement on roadway that does not include striped, dedicated lanes of travel but includes enough width for cars to pass each other comfortably at a slow speed.

**Specialized Building:** a building that is not subject to Residential, Commercial, or Lodging classification. Most specialized buildings are dedicated to manufacturing and transportation, and are distorted by the trajectories of machinery.

**Specialized District (SD):** Specialized District shall be assigned to areas that, by their intrinsic function, disposition, or configuration, cannot conform to one of the normative Transect Zones or Development Patterns. Typical Districts may include large parks, institutional campuses, refinery sites, airports, etc.

**Storefront:** A retail frontage with 70% of the primary facade glazed no less than 70% in clear glass on the sidewalk-level story and an awning overlapping the sidewalk.

**Story:** a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling; with the exception of a first story Commercial function which shall be a minimum of 11 feet and maximum of 25 feet. A single Commercial story that exceeds 14 feet shall be counted as two (2) stories. A mezzanine that extends beyond 33% of the floor area shall be counted as an additional story. Attics and raised basements are not considered stories for the purposes of determining building height.

**Streamside Corridor:** the zone within which a waterway flows, its width to be variably interpreted according to the Transect Zone.

**Streetscape:** the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (streetscape trees and plantings, benches, streetlights, etc.).

**Streetscape Tree:** Required tree in Public Frontage

**Street Tree:** Tree on Private Frontage

**Streetscreen:** A freestanding wall built along the frontage line, or parallel to a frontage line coplanar with the facade, often for the purpose of masking a parking lot from the thoroughfare. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building facade. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30% permeable or articulated to avoid blank walls.

**Substantial Modification:** alterations to a building that are valued at more than 50% of the replacement cost of the entire building, if new.

**Surface Waterbodies:** Lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state (from TCEQ)

**TDR (Transfer of Development Rights):** a method of relocating existing zoning rights from areas to be preserved as open space to areas to be more densely urbanized.

**TDR Receiving Area:** an area intended for development that may be made more dense by the purchase of development rights from TDR Sending Areas.

**TDR Sending Area:** an area previously zoned for development within the designated Reserve Shed (S2). The development rights assigned to this land may be purchased for TDR Receiving Areas. The sending areas, voided of their development rights, are re-allocated to the Preserve Shed (S1)

**Terminated Vista:** a location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Master Development Pattern Plan is required to be designed in response to the axis.

**Terrace:** A private frontage wherein the façade is set back from the ~~principal~~ Primary Frontage line by an elevated, level, landscaped and/or surfaced area directly adjacent to a principal building uncovered by a permanent roof.

**Third Place:** a private building that includes a space conducive to unstructured social gathering. Third Places are usually bars, cafes, and corner stores.

**Thoroughfare:** Thoroughfares describe all of the elements required within the transportation right-of-way. This includes, but is not limited to, vehicular lanes, parking lanes, curbs, plantings, and sidewalks.

**Tower on Podium:** A multi-level building organized around a central core with the first five floors expressed as a podium building.

**Transect:** a system of ordering human habitats in a range from the most natural to the most urban. The Form-Based Development Use Pattern is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

**Transect Zone:** Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core. (See Table 209-3 and 209-4)

**Transit:** A mass transportation system available to the general public.

**Transit Boulevard:** a multi-functional and multi-modal arterial designed to match the mixed-use centers it supports. Like traditional boulevards, it has a central area for through traffic and transit, along with small-scale parallel access roads, similar to frontage roads, to support local activities and pedestrian environment at the edges. It is a place where cafes, small businesses, apartments, transit, parking, and through traffic safely mingle.

**~~Transit Center:~~** ~~A fixed location where passengers interchange from one route or vehicle to another that has significant infrastructure such as a waiting room, seating, restrooms, sales outlet, posted route/schedule information, ticket or pass vending machines and/or waiting areas for passenger pick-ups.~~

**Transit Center:** A fixed location where passengers transfer from one transit route to another. A transit center often includes a waiting room, seating areas, restrooms, sales outlet, ticket or pass vending machines, and/or waiting areas for passenger pick-ups.

**Transit Oriented Infill Village:** An Infill Village with a Transit Oriented Development Overlay

**Transit Oriented Infill Regional Center:** An Infill Regional Center with a Transit Oriented Development Overlay

**Transit Park-and-Ride Facility:** A facility used for parking by transit riders, while they use transit agency services. Park-and-ride facilities are generally established as collector sites for transit service. Park-and-ride facilities may also serve as collector sites for vanpools and carpools, and as transit facilities centers. The facility may have limited passenger amenities such as shelters and seating.

**Transit Shelter:** A roofed structure located on or adjacent to the right-of-way of a street, designed to be used primarily for the protection and convenience of waiting bus transit passengers.

**Transition Line:** a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

**Transportation Corridor:** A combination of discrete, adjacent surface transportation networks (e.g., freeway, arterial, rail networks) that link the same major origins and destinations.

**Tree Well:** Area, below post development grade, that is created for the preservation of existing and newly planted trees and vegetation consisting of drainage and a root aeration system around the tree and root zone. The area is created at existing grade before grade changes (fill) is completed. Parts of the tree well may be capped with pervious or impervious material as permitted by the CRC.

**Village:** A development pattern structured by a short pedestrian shed (1/4 mile radius) containing a mixed use center and having a minimum developable area of 80 acres.

**Wildlife corridors:** A continuous strip of habitat connecting wildlife populations separated by human activities (such as roads, development, or logging).

**Yield Movement:** Two-way vehicular movement on a single, shared travel lane.

**Work-Live:** a dwelling unit that contains a commercial component. A Work-Live Unit is a fee-simple unit on a lot with the commercial component anywhere within the unit. (See Live-Work.)

## SECTION (g) STANDARDS & TABLES

### OVERVIEW:

TABLE 209-1 OUTLINE OF THE CODE

### DEVELOPMENT PATTERNS:

TABLE 209-2 SECTOR ANALYSIS ~~SYSTEM~~ ILLUSTRATED

TABLE 209-3A TRANSECT SYSTEM ILLUSTRATION ~~ED~~

TABLE 209-3B INFILL TRANSECT ZONES

TABLE 209-4 TRANSECT ZONE DESCRIPTIONS

TABLE 209-5A SUSTAINABLE DESIGN OPTION POINT SYSTEM

TABLE 209-5B RESIDENTIAL TYPES FOR SUSTAINABLE DESIGN OPTION

TABLE 209-6A THOROUGHFARE DESIGN: DESIGN SPEED, PARKING LANE WIDTHS  
AND CURB RADIUS

TABLE 209-6B THOROUGHFARE DESIGN: EFFECTIVE TURNING ~~CURB~~ RADIUS

TABLE 209-6C THOROUGHFARE DESIGN: TURNING RADIUS

TABLE 209-6D THOROUGHFARE DESIGN: TRAVEL LANES AND PARKING PROVISIONS .....

TABLE 209-6E THOROUGHFARE DESIGN: PUBLIC FRONTAGES - GENERAL

TABLE 209-6F THOROUGHFARE DESIGN: PUBLIC FRONTAGES - SPECIFIC

TABLE 209-6G THOROUGHFARE DESIGN ASSEMBLIES: COMPLETE ASSEMBLIES .....

TABLE 209-7 BICYCLE ~~BIKE~~ FACILITY DESIGN GUIDE

TABLE 209-8 STREET LIGHTING DESIGN REQUIREMENTS ~~STREETLIGHT~~ ILLUSTRATIONS

TABLE 209-9A CIVIC SPACE TYPES

TABLE 209-9B ALLOWABLE PUBLIC TRANSIT FACILITIES

TABLE 209-10 EXPLANATORY DIAGRAMS

### BUILDING-SCALE PLANS:

TABLE 209-11 BUILDING DISPOSITION

TABLE 209-12 PRIVATE FRONTAGES

TABLE 209-13A GENERAL FUNCTION

TABLE 209-13B SPECIFIC FUNCTION

TABLE 209-14A PARKING STANDARDS: REQUIRED PARKING

TABLE 209-14B PARKING STANDARDS: SHARING FACTOR

TABLE 209-14C PARKING STANDARDS: MINIMUM REQUIRED BICYCLE PARKING

TABLE 209-14D PARKING STANDARDS: MINIMUM REQUIRED LONG

TERM BICYCLE PARKING

TABLE 209-15 RESIDENTIAL BUILDING TYPES

(TABLE 209- 16 ~~45~~ – 209-17 RESERVED)

### SUMMARY:

TABLE 209-18 TRANSECT ZONE SUMMARY

TABLE 209-19 SPECIALIZED DISTRICT SUMMARY

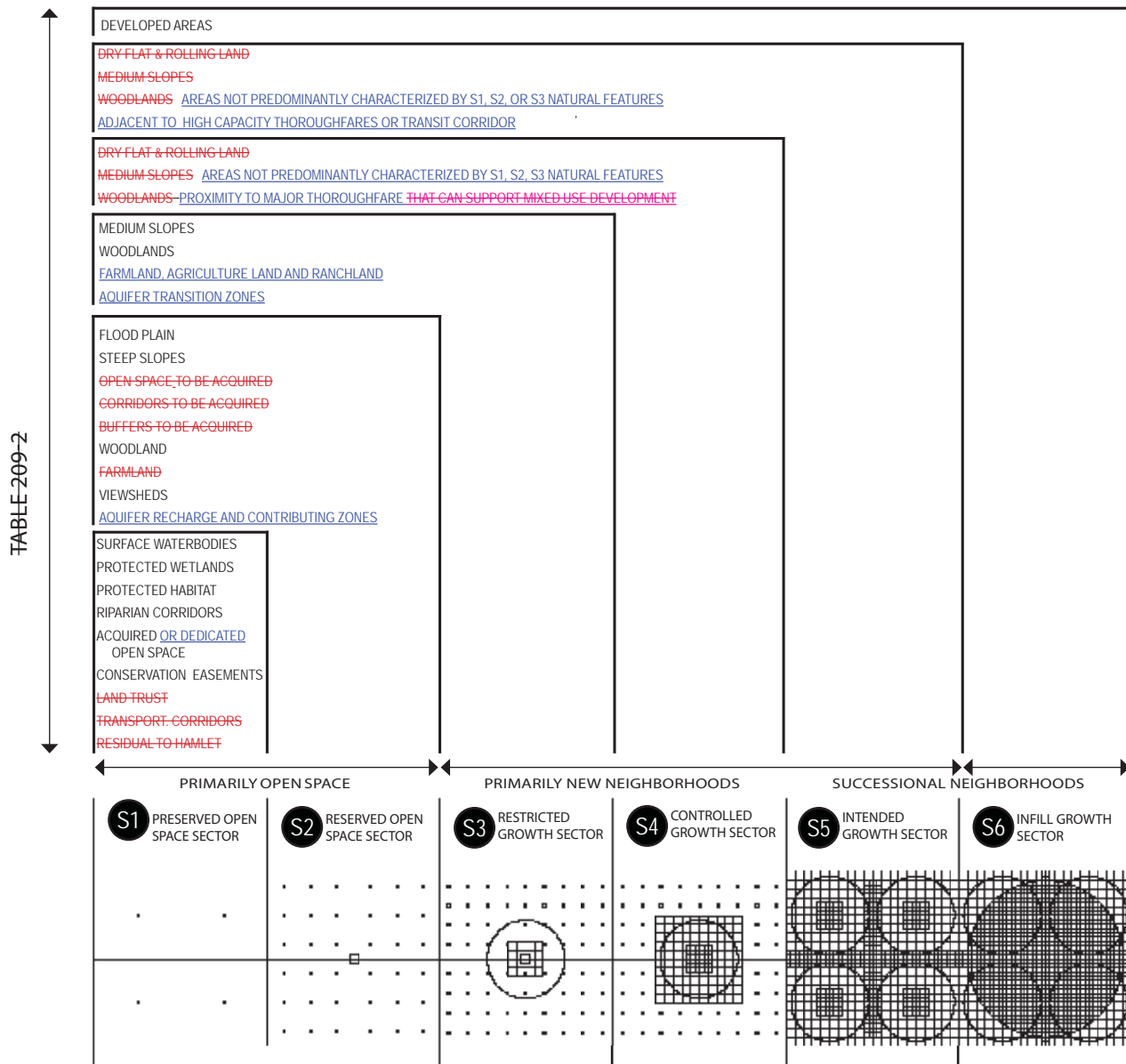
TABLE 209-20 LIGHT IMPRINT STORM DRAINAGE SUMMARY

TABLE 209-21 STREET TREE AND STREETScape TREE ILLUSTRATIONS

**TABLE 209-1:** The following table shows the relationship between the sectors and the development patterns.

	SECTORS <a href="#">CATEGORIES</a>	DEVELOPMENT <a href="#">PATTERNS</a> <a href="#">PLANS</a>
OPEN SPACE	<b>S1</b> PRESERVE OPEN SPACE SECTORS	
	<b>S2</b> RESERVED OPEN SPACE SECTORS <a href="#">S</a>	
NEW DEVELOPMENT	<b>S3</b> RESTRICTED GROWTH SECTORS	<b>H</b> HAMLET
	<b>S4</b> CONTROLLED GROWTH SECTORS	<b>H</b> <b>V</b> HAMLET VILLAGE
	<b>S5</b> INTENDED GROWTH SECTORS	<b>V</b> <b>R</b> <b>++</b> VILLAGE REGIONAL CENTER <a href="#">HAMLET</a>
EXISTING NEIGHBORHOODS <a href="#">INFILL DEVELOPMENT</a>	<b>S6</b> INFILL SECTORS	<b>IR</b> <b>IV</b> <a href="#">INFILL DEVELOPMENT</a> INFILL VILLAGE INFILL REGIONAL CENTER

**TABLE 209-2: Sector Analysis:** Sector determination s-are based on geographic characteristics as described here. and in section 209 (C). ~~table 209-1.~~ Geography, including both the natural and the existing built environment, determine the areas that are suitable for development in various intensities, which correspond to various typical community patterns



Use Pattern

TABLE 209-3A: **Transect System Illustration:** The urban to rural Transect organizes the elements of the built environment into six categories called Transect Zones described generally in Table 209-4 and specifically in Table 209-18. Elements that determine urbanism exist in a range that can correspond to the gradient of each transect. Most of the elements listed here are addressed in the Transect Zones.

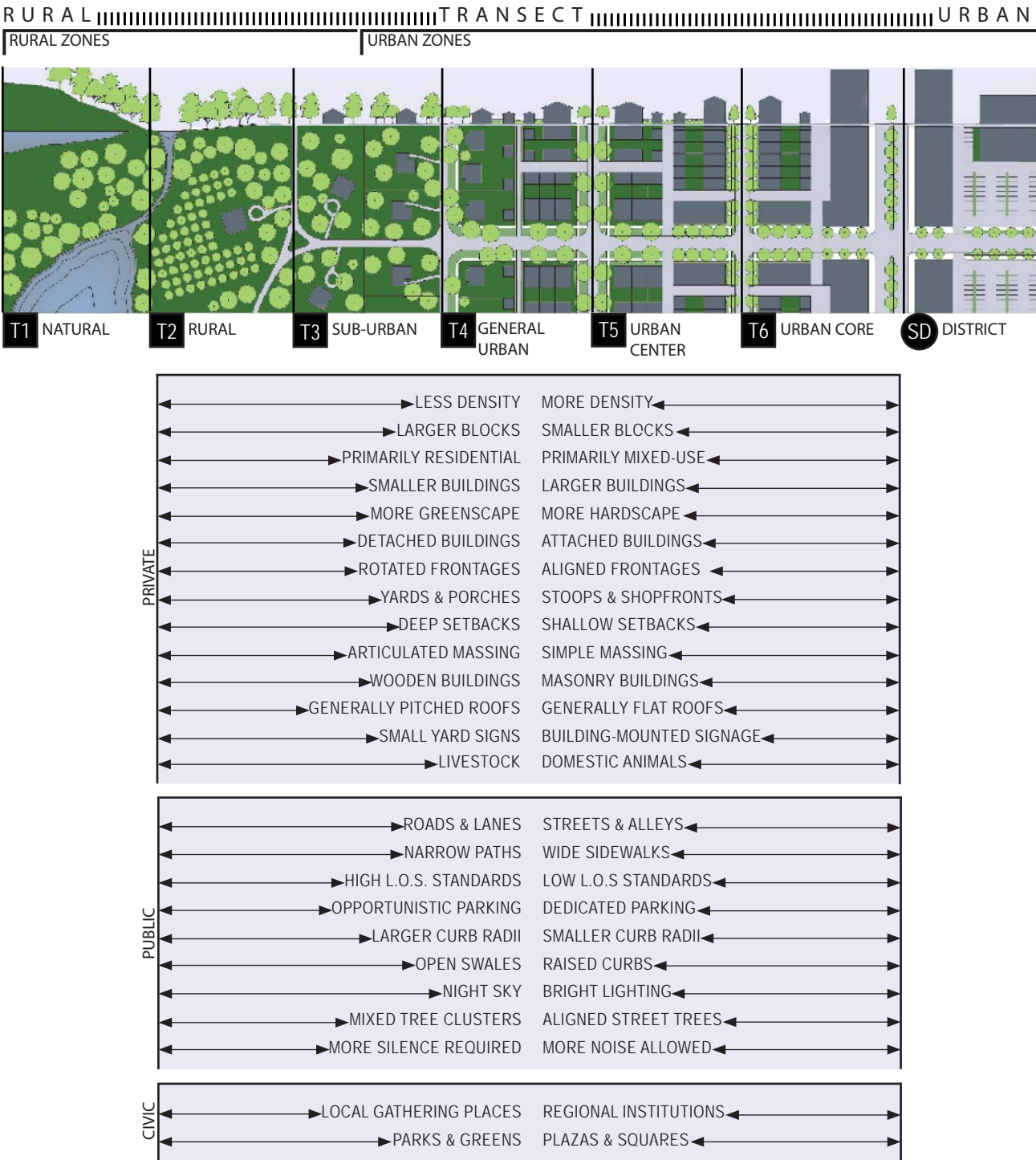




TABLE 209-4: The following are general descriptions of the character of each Transect Zone.

<p><b>T1</b> THE NATURAL ZONE consists of lands <u>approximating or existing in or restored reverting</u> to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. It is primarily a natural landscape <u>and with some agricultural uses</u>. <u>Civic space is limited to parks and greenways</u>; <u>development is restricted to civic and agricultural functions</u>.</p>	
<p><b>T2</b> THE RURAL ZONE consists of <u>sparsely settled</u> lands in <u>an</u> open or cultivated state. <u>sparsely settled</u>. These may include woodland, wetlands, grasslands and irrigable deserts. <u>Development is limited to agricultural functions</u>, <u>however it is primarily agricultural</u>. <u>There are some 1-2 story buildings</u>. <u>Parks and greenways are permitted</u>.</p>	
<p><b>T3</b> THE SUB-URBAN ZONE is defined <u>by with lawns and landscaped yards</u> surrounding 1-2 story single-family houses, with porches and fences <u>and restricted office, lodging and retail functions</u>. Planting is naturalistic with deep setbacks. Blocks may be large <u>and the roads irregular</u> to accommodate natural conditions. <u>Parks and greenways are permitted</u>.</p>	
<p><b>T4</b> THE GENERAL URBAN ZONE is <u>a denser and</u> primarily residential urban fabric <u>with a mix of residential building types</u>. <u>Retail, lodging and office functions are limited to locations along boulevards, standard streets and avenues</u>. <u>townhouses and small apartment buildings</u>. Mixed-use is usually confined to corner locations. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are <u>variable, but balanced</u>. Streets typically define medium-sized blocks, <u>and squares and greens are permitted</u>.</p>	
<p><b>T5</b> THE URBAN CENTER ZONE <u>is the equivalent of a main street, including predominately consists of</u> attached, <u>multistory -3-5-story buildings types that integrate</u> retail, office, residential, lodging and civic functions. <u>townhouses and apartments</u>. <u>It is usually a Well-lit, highly-interconnected tight street networks of streets, with include</u> wide sidewalks, <u>formal steady streetscape</u> tree planting and buildings set close to the frontages to accommodate <u>There is</u> substantial pedestrian activity <u>and civic spaces can be parks, plazas, and squares</u>.</p>	
<p><b>T6</b> THE URBAN CORE ZONE <u>is the equivalent of a downtown. It contains the tallest buildings, the greatest variety, and unique civic buildings in particular. It is defined with contains</u> medium to high density mixed use attached, <u>multistory buildings. often taller than 4 stories: it is the least naturalistic: street trees are steadily planted and sometimes absent</u>. <u>Well-lit, highly-interconnected street networks include formal streetscape tree arrangements, wide sidewalks, little to no building setbacks and There is</u> high pedestrian and transit activity.</p>	
<p><b>SD</b> THE <u>SPECIALIZED DISTRICT ZONE contains these</u> areas <u>with buildings</u> that by their intrinsic function, disposition, or configuration, cannot conform to one of the six <u>normative</u> Transect Zones. <u>Typical Districts may include institutional campuses, refinery sites, airports, etc.</u></p>	



**TABLE 209-5A Sustainable Design Option Point System:** To qualify for the [density bonus](#) sustainable design option a minimum of ~~24~~ **47** points are required [and must be identified on this table](#). [The first column under the "Credit" heading identifies the range of points for each category. The second column under the "Credit" heading lists the total number of possible points available for each category.](#) ~~through achievement of a combination of best management practices listed in the table below~~ (as indicated on the MDPP submittal). [Additional documentation from the appropriate agency shall be required upon submittal of the MDPP to verify attributed points.](#)

SUSTAINABLE DESIGN OPTION POINT SYSTEM				
CATEGORY	CREDIT IDENTIFIER	DESCRIPTION	CREDIT	
WATER	STORMWATER MANAGEMENT (VOLUME)	Retain (infiltrate, reuse or evapotranspire) 1" of rainfall from a percentage of the project's development footprint <sup>1</sup>		5.0
		20% of development footprint	1.0	
		40% of development footprint	2.0	
		60% of development footprint	3.0	
		80% of development footprint	4.0	
		100% of development footprint	5.0	
WATER	STORMWATER MANAGEMENT (QUALITY)	Remove 80% of the incremental increase in the annual mass loading of total suspended solids from a percentage of the project's development footprint <sup>2</sup>		5.0
		20% of development footprint	1.0	
		40% of development footprint	2.0	
		60% of development footprint	3.0	
		80% of development footprint	4.0	
		100% of development footprint	5.0	
WATER	STORMWATER MANAGEMENT (FLOWRATE)	Detain flowrate of post-development runoff to pre-development rates <sup>3</sup>		<a href="#">1.0</a>
		2 year floodplain	1.0	
		5, 25 and 100 year floodplains (where FILO is available)	1.0	
WATER	NON-POTABLE WATER	Provide non-potable water source for irrigation for 50% of primary land uses		<a href="#">1.0</a>
		Non-residential uses	1.0	
		Residential Uses	1.0	
WATER	HABITAT AND WETLAND CONSERVATION	Conserve 100% of all riparian corridors (as defined by floodplain Administrator) with a buffer from the edge of the floodplain of at least 50 ft. for seasonally dry and 100 ft. for constant flowing riparian areas		1.0
AIR	MINIMUM SITE DISTURBANCE	Percentage of land area left undisturbed per Development Pattern -- Hamlet (20%), Village (15%), Regional Center (20%) excluding area prohibited from development by law (i.e. floodplains)		1.0
AIR	ENHANCED RESTORATION	Area restored must be 25% greater than the area requiring the restoration and must exceed 5% of the total natural area to which it is contiguous		1.0
AIR	HEAT ISLAND REDUCTION	Provide combination of the following on 50% of non-roof impervious site landscape: shade, paving materials with solar reflectance index (SRI) of at least 29, or open grid pavement pattern <sup>4</sup>		1.0
AIR	REDUCED AUTOMOBILE DEPENDENCE	Centerline miles of bicycle lanes, multi-use paths and/or routes to centerline miles of proposed streets excluding sidewalks along streets		4.0
		1 to 10	1.0	
		1 to 7	2.0	
		1 to 4	3.0	
		1 to 2	4.0	

SUSTAINABLE DESIGN OPTION POINT SYSTEM				
CATEGORY	CREDIT IDENTIFIER	DESCRIPTION	CREDIT	
AIR	TREE CANOPY	Preserve or mitigate tree canopy at 5% above mandatory area taken as an overall project average as defined by 35% for hamlets and villages and 40% for regional centers		1.0
AIR	DEDICATED TRANSIT LANE	Dedicate one transportation lane to be used only for <a href="#">mass</a> public <a href="#">mass</a> transit		1.0
HEALTH	BROWNFIELD REMEDIATION	Locate project on a site (part or all) that is documented as contaminated (Voluntary Cleanup Program or ASTM E1903-07 Phase II Environmental Site Assessment) or on a site designated as a Brownfield by a local, state or federal agency. Use cleanup methods for 100% of the remediation that treat, reduce or eliminate the volume or toxicity of the contaminated material <sup>5</sup>		4.0
		1-5 Acres	1.0	
		6-10 Acres	2.0	
		11-15 Acres	3.0	
		16-20 Acres	4.0	
HEALTH	ACCESS TO ACTIVE SPACES	50% of all lots must be within 1/2 mile of general playfields; soccer, baseball, basketball and/or other sports fields		1.0
HEALTH	ACCESS TO TRANSPORTATION ALTERNATIVES	50% of all <a href="#">planned buildings entrances</a> are within 1/4 of a multi-use trail or bicycle lane of at least 3 miles in length or a public transit stop.		1.0
HEALTH	GREEN BUILDING	Master Development Pattern Plans shall construct Green Buildings in accordance with LEED <a href="#">and/or Metropolitan Partnership for Energy</a>		5.0
		25% of total buildings in MDPP Certified <a href="#">LEED Green (silver level)</a>	1.0	
		<a href="#">25% of total buildings in MDPP Certified LEED (gold level)</a>	2.0	
		<a href="#">25% of total buildings in MDPP Certified LEED (platinum level)</a>	3.0	
		26%-50% of total buildings in MDPP Certified <a href="#">LEED Green (silver level)</a>	2.0	
		<a href="#">26%-50% of total buildings in MDPP Certified LEED (gold level)</a>	3.0	
		<a href="#">26%-50% of total buildings in MDPP Certified LEED (platinum level)</a>	4.0	
		51%-75% of total buildings in MDPP Certified <a href="#">Green (silver level)</a>	3.0	
		<a href="#">51%-75% of total buildings in MDPP Certified LEED (gold level)</a>	4.0	
HEALTH	LOCAL GREEN BUILDING	<a href="#">Master Development Pattern Plans shall construct Green Buildings in accordance with Metropolitan Partnership for Energy</a>		4.0
		<a href="#">35 % of total buildings in MDPP Certified Green Level 1</a>	1.0	
		<a href="#">35 % of total buildings in MDPP Certified Green Level 2</a>	2.0	
		<a href="#">35 % of total buildings in MDPP Certified Green Level 3</a>	3.0	
HEALTH	GREEN DESIGN	<a href="#">LEED ND - certified Development Pattern. For Master Development Pattern Plans with multiple Development Patterns, points may be earned for up to three Development Patterns.</a>		12.0
		<a href="#">LEED ND Silver Level</a>	2.0	
		<a href="#">LEED ND Gold Level</a>	3.0	
		<a href="#">LEED ND Platinum Level</a>	4.0	
HEALTH	ACCESS TO ACTIVITY	<a href="#">Provide on-site lockers and changing facilities.</a>	1.0	
		<a href="#">Provide on-site locker, changing and shower facilities.</a>	2.0	
LAND DESIGN	PUBLIC CIVIC USES	Donation of land ( <a href="#">within the city limits or extra territorial jurisdiction</a> ) for <a href="#">civic space public use</a> (acres) above and beyond current requirements. <sup>6</sup>		1.0

SUSTAINABLE DESIGN OPTION POINT SYSTEM				
CATEGORY	CREDIT IDENTIFIER	DESCRIPTION	CREDIT	
LAND DESIGN	STEEP SLOPE PROTECTION	No development on pre-project slopes of greater than 15%		1.0
LAND DESIGN	STREET NETWORK	Street grid density ratio of project >20 (centerline miles/sq miles of project), excluding alleys and regulatory floodplains		1.0
LAND DESIGN	PEDESTRIAN CORRIDOR DESTINATION	Minimum two blocks in length of a mixture of park, open space, retail frontage, water features, plaza and new/existing landscaping along a linear corridor/ <del>parkway</del>		1.0
LAND DESIGN	CIVIC SPACE	Provide at least 6% of civic space per pedestrian shed <sup>7</sup>		1.0
LAND DESIGN	ACCESS TO EXTERNAL CONNECTIVITY	Provide through streets along the project boundary at intervals of 800 feet <sup>8</sup>		1.0
LAND DESIGN	COMMUNITY GARDEN	Cumulative 1/2 acre community garden per pedestrian shed (food production garden) <sup>9</sup>		1.0
LAND DESIGN	DIVERSITY OF HOUSING TYPES	Add at least one extra housing type in at least two T-Zones in each development pattern		1.0
LAND DESIGN	COOPERATIVE PARKING PLAN	One or more cooperative parking plans registered in accordance with 35-526 (g)		1.0
OTHER	INNOVATIVE INTEGRATION OF ENVIRONMENTAL CREDITS	If the applicant meets requirements in at least three of the four categories (Water, Air, Health, Land Design) of design standards an extra point shall be awarded.		1.0

TOTAL POINTS AVAILABLE	<u>61.0</u> <del>42.0</del>
POINTS REQUIRED FOR DENSITY BONUS	<u>24.0</u> <del>17.0</del> (40%)

<sup>1</sup> Use all surfaces that are typically impervious to compute footprint even if the surfaces are constructed to be pervious

<sup>2</sup> Use all surfaces that are typically impervious to compute footprint even if the surfaces are constructed to be pervious. Use TCEQ TGM for guidance on computation.

<sup>3</sup> FILO = Fee in lieu of on-site detention

<sup>4</sup> Includes only streets, alleys and associated sidewalks. Excludes private parking lots

<sup>5</sup> Excludes the capping or translocation of contaminated material to an offsite location.

<sup>6</sup> One point per 100 acres (i.e. school, university, fire, police, municipal, etc.).

<sup>7</sup> The current minimum is 5% per pedestrian shed

<sup>8</sup> Does not apply to limited access roads, railroads, flood plains, pipelines, etc.

<sup>9</sup> Not included as civic space

**TABLE 209-5B: Residential Housing Mix Options:** To qualify for the density bonus under the sustainable design option, a housing mix phasing plan that references the following residential types must be submitted with the MDPP in accordance with (209(d)(5)B)G. Table 209-15 defines the Transect Zones ~~contains information about the transect zone~~ in which the following residential types are allowed. Equivalent types are residential buildings that function in the same manner as the residential types and for the purposes of this code count under the specified category for the Housing Mix Phasing Plan. For example, a casita functions in the same way as a cottage and therefore can not be counted as two residential types in the Housing Mix Phasing Plan. ~~Residential Mix Requirements must follow the categories detailed in table 209-5B, shown below. More detailed information about the specific housing types~~

RESIDENTIAL TYPE	NOTES	<del>SYNONYMS-</del> EQUIVALENT TYPES	EQUIVALENT TYPES
DETACHED HOUSE	45- <del>120</del> 65 ft. wide lots		
ESTATE HOUSE	> <del>720</del> 1,000 ft. wide lots	Villa, Mansion, Country House	
COTTAGE	< 45 ft. wide lots	Casita	
SIDEYARD <del>HOUSE</del>	<del>45-70 ft. wide lots</del>	Zero Lot Line	
TOWNHOUSE ( <del>ROWHOUSE</del> )	<del>45-65 ft. wide lots</del>	Rowhouse	
DUPLEX, TRIPLEX, QUADPLEX		<del>Stacked Flats</del> <sup>2</sup>	<del>Stacked Flats</del>
<del>RESIDENTIAL</del> APARTMENT BUILDING	> 5 units	<del>Stacked Flats</del> <sup>2</sup> , <del>Lofts</del>	<del>Stacked Flats</del>
MIXED USE <del>BUILDING BLOCK</del>	<del>2 or more</del> >5 units	Tower on Podium, Liner Building	
COURTYARD <del>BUILDING HOUSE</del>		Hybrid Court, Bungalow Court	
LIVE/WORK <del>UNIT</del>	1 unit <del>&lt;5 units</del>		
ACCESSORY UNIT	An accessory unit to any one of the following primary structures: Detached House, Estate House, Cottage, Sideyard <del>house</del> , Townhouse or Live/Work unit. <sup>1</sup>		

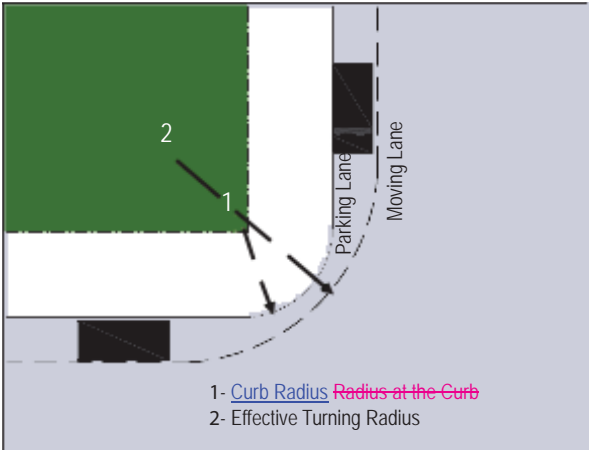
<sup>1</sup>Any structure that has an accessory unit would enter the "accessory unit" category. Both the primary and accessory structures are counted together as one type. The primary structure may not be double counted toward another category.

<sup>2</sup>The type of stacked flat must be identified in the Housing Mix Phasing Plan to determine the residential type it counts towards.

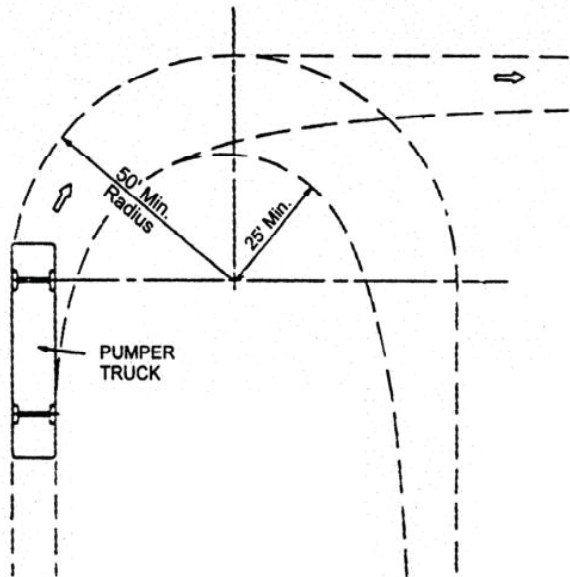
**TABLE 209-6A: Design Speed:** Appropriate design speeds, parking lane widths and curb radii vary by transect zone. The Projected design speeds of non-alley thoroughfares determine the dimensions of the vehicular lanes and turning radii assembled to create thoroughfares. Narrower lane widths may be allowed in any transect zone upon review and finding by the Fire Department that an additional access road extends to within 150 feet of all buildings, as described in section 503.1.1 of International Fire Code. To calculate the effective turning radius, add a minimum of 8 feet to the curb radius; all thoroughfare assemblies are subject to review by the CRC at the MDPP stage.

TRAVEL LANE WIDTH CLASSIFICATION	DESIGN SPEED	T1	T2	T3	T4	T5	T6
Alley 10 ft.	Below 20 mph	■	■	■	■	■	■
Non-Alley 10 ft.	20-25 mph	■	■	■	■	■	■
Non-Alley 10 ft.	25-35 mph	■	■	■	■	■	■
Non-Alley 11 ft.	Below 20 mph 25-35 mph	■	■	■	■		
Non-Alley 12 feet and above	Above 35 mph	■	■			■	■
DESIGN SPEED CLASSIFICATION	PARKING LANE WIDTH						
Non-Alley 20-25 mph	(Angle) 18 ft.					■	■
Non-Alley 20-25 mph	(Parallel) 8 ft.				■		
Non-Alley 25-35 mph	(Parallel) 8 ft.			■	■	■	■
Non-Alley Above 35 mph	(Parallel) 9 ft.					■	■
DESIGN SPEED CLASSIFICATION	CURB RADIUS						
Non-Alley Below 20 mph	10 ft.			■	■	■	■
Non-Alley 20-25 mph	10 ft. - 15 ft.	■	■	■	■	■	■
Non-Alley 25-35 mph	15 ft. - 20 ft.	■	■	■	■	■	■
Non-Alley Above 35 mph	20 ft. - 30 ft.	■	■			■	■
Alley	Alley Apron	■	■	■	■	■	■

**TABLE 209-6B Effective Turning: Curb Radius**  
The effective turning radius is based on represents both the curb radius and the width of the parking lane. shows the proper curb radius for vehicular assemblies.



**TABLE 209-6C: Turning Radius:** This diagram provides the minimum turning radius for a pumper truck. The minimum inside radius for a pumper truck is 25' and minimum outside radius is 50'.



## Use Pattern

**TABLE 209-6D: Travel Lanes and Parking Provisions:** ~~Travel lane widths and parking provisions based on projected design speeds by Transect Zones.~~ Appropriate travel and parking lane configurations vary by Transect Zone and design speed. Narrower lane widths may be allowed upon review of emergency access site plan and finding by the Fire Department that an additional access road extends to within 150 feet of all buildings, as described in section 503.1.1 of International Fire Code. Illustrations surrounded by dashed boxes are examples of designs that would be subject to conditions specified in boxes 1 and 2. ~~specified conditions.~~ Wider lanes than an 11 ft. minimum may be permitted on designated public transit routes regardless of transect zone. The number, dimensions and configuration of medians are subject to emergency access plan review.

	a. NO PARKING	ONE WAY MOVEMENT		TWO WAY MOVEMENT	
		T3 T4 T5 T6	T1 T2	T1 T2	T3
Pedestrian Crossing					
Design Speed		3 seconds 20-30 MPH	5 seconds Below 20 MPH	5 seconds Below 20-25-25 MPH	5 seconds 20-25 MPH
b. YIELD PARKING				T3 T4	
Pedestrian Crossing					
Design Speed				7 seconds Below 20 MPH	
c. PARKING ONE SIDE PARALLEL		T3 T4 T5 T6		T4 T5	T4 T5 T6
Pedestrian Crossing					
Design Speed		5 seconds 20-30 MPH		8 seconds 25-30 MPH	11 seconds 25-30 MPH
d. PARKING BOTH SIDES PARALLEL		T4 T5 T6		T4 T5	T4 T5 T6
Pedestrian Crossing					
Design Speed		10 seconds 25-30 MPH		10 seconds 25-30 MPH	13 seconds 25-30 MPH
e. PARKING BOTH SIDES DIAGONAL		T5 T6	T5 T6	T5 T6	T5 T6
Pedestrian Crossing					
Design Speed		15 seconds Below 20 MPH	17 seconds 20-25 MPH	17 seconds 20-25 MPH	20 seconds 25-30 MPH
f. PARKING ACCESS				T3 T4	T5 T6
(Not Designed for Fire Department access)					
Pedestrian Crossing				3 seconds 12'	6 seconds 30'
Design Speed					
g. PARKING ON SLIP ROAD				T3 T4 T5 T6	T3 T4 T5 T6
Pedestrian Crossing					
Design Speed				11' 12' 12' 12' 11'	20' 12' 12' 12' 12' 20'
				35 and Above MPH	35 and Above MPH, 20-25 MPH

## BOX 1

To be considered only if appropriate secondary access is provided, (e.g. 20' alley with no parking).


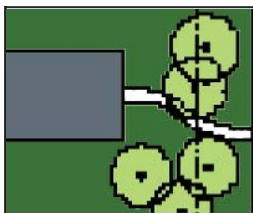
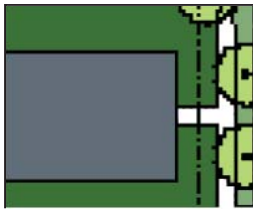





## BOX 2

To be considered only if proposed streetscape details provide sufficient emergency access (e.g. bicycle lanes incorporated into side medians).



## Use Pattern

**TABLE 209-6E: Public Frontages - General:** is The layer between the principal or secondary frontage lot line and the edge of the vehicular lanes. It usually includes sidewalks, walkways, planters, and lighting and curbs. This is a generalized description. Bicycle Facilities may be part of the public frontage; please see table 209-7 for Bicycle Facility Design Guidelines and Sec. 35-209(f)(3)D5 and Sec. 35-209(g)(2) for bicycle parking standards. For more information reference 209-(d)(8)e.

	LOT	LOT LINE	R.O.W.	
	PRIVATE FRONTAGE		PUBLIC FRONTAGE	
a. (PW) For Parkways: <del>This frontage has open swales drained by percolation, bicycle facilities, trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</del> A one or two way free movement street with no on-street parking, an open swale drained by percolation, a wide planting strip with naturally clustered landscaping, and a 13-24 ft public frontage. Sidewalks are not required.				T1 T2
b. (RR) For Rural Roads: <del>This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters.</del> A one or two way, slow movement street with no on street parking, a wide planting strip with naturally clustered landscaping, open swale drained by percolation, and a 13-24 ft public frontage width. Sidewalks are not required.				T1 T2 T3
c. (RS) For Residential Street: <del>This frontage has open swales or raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</del> A two-way yield street with on-street parking on both sides, a wide planting strip with regularly placed landscaping, a raised curb drained by inlets, and 13-24 ft. public frontage width. Sidewalks are required.				T3 T4
d. (SS) (AV) For Standard Streets or Avenues: <del>This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</del> A two way free movement street with on-street parking on both sides, a wide planting strip in T3 and T4, and a narrow planting strip in T5 and T6 with regularly placed landscaping, a raised curb drained by inlets, and a 13-36 ft. public frontage width. Sidewalks are required.				T3 T4 T5 T6
e. (AV) For Avenues: A thoroughfare with two, one way, free-movement streets divided by a median, on-street parking on both sides, a wide planting strip in T3 and T4, and a narrow planting strip in T5 and T6 with regularly placed landscaping, a raised curb drained by inlets, and a 13-36 ft. public frontage width. Sidewalks are required.				T3 T4 T5 T6
ef. (CS) (AV) For Commercial Streets or Avenues: <del>This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate treewells with grates and parking on both sides. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley where possible but clears the storefront entrances.</del> A one or two way, free movement street with parking on both sides, single planters with opportunistic landscaping, a raised curb drained by inlets, and a 16-36 ft. public frontage. Sidewalks are required.				T5 T6
fg. (BV) For Boulevards: <del>This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</del> A thoroughfare that combines free movement travel lanes with yield movement slip lanes. Medians are used to separate yield lanes from free movement lanes, and in some cases, free movement lanes from each other. The public frontage includes wide planting strips in T3 & T4 & narrow planting strips or single planters in T5 & T6, regularly placed landscaping, raised curbs drained by inlets, and a 13-36 ft. public frontage width. Sidewalks are required.				T3 T4 T5 T6
h. (AL) For Alleys: A private or public one-way yield street with an alley apron.				T1 T2 T3 T4 T5 T6

**TABLE 209-6F: Public Frontages - Specific:** These diagrams assemblies prescribe include technical prescriptions and dimensions for the Public Frontage elements - Curbs, Sidewalks and Planters - relative to Transect Zones for non-alley thoroughfares. Section A combines the individual elements in sections b,c and d. The top section of the table assemblies all of the elements below. Bicycle Facilities may be part of the public frontage: please see table 209-7 for Bicycle Facility Design Guidelines and Sec. 35-209(f)(3)D5, Sec. 35-209(g)(2), and tables 209-14D-E for bicycle parking standards. Locally appropriate planting species are specified on Table 209-21.

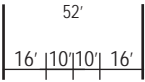
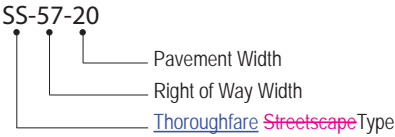
TRANSECT ZONES	R U R A L			S U B U R B A N			T R A N S E C T I O N		U R B A N	
	T1	T2	T3	T1	T2	T3	T3	T4	T5	T6
a. <u>Combined Elements</u> Assembly: The principal variables are the type and dimension of Curbs, sidewalks, walkways, and planters. and landscape.										
TOTAL WIDTH	16-24 ft.	13-24 ft.	13-20 ft.	13-20 ft.	13-20 ft.	16-26 ft.	16-36 ft.			
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage										
TYPE	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb
c. Sidewalk: The pavement dedicated exclusively to pedestrian activity.										
TYPE	Sidewalk Optional*	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk
WIDTH	5-8 ft.* n/a	5-8 ft.	5-8 ft.	5-8 ft.	5-8 ft.	12-20 ft.	12-30 ft.			
d. <u>Planting Strip</u> Planter: The surface area layer that accommodates street trees and other landscape.										
ARRANGEMENT	Clustered	Clustered	Regular	Regular	Regular	Regular	Regular	Regular	Opportunistic	Opportunistic
PLANTING STRIP PLANTER TYPE	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well	Tree Well
PLANTING STRIP PLANTER WIDTH	8 ft. - 16 ft.	8 ft. - 16 ft.	8 ft. - 12 ft.	8 ft. - 12 ft.	8 ft. - 12 ft.	4 ft. - 6 ft.	4 ft. - 6 ft.	4 ft. - 6 ft.	4 ft. - 6 ft.	4 ft. - 6 ft.
TREE SPACING	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.	Average 30 ft. o.c.
	Wide Planting Strip	Wide Planting Strip	Wide Planting Strip	Wide Planting Strip	Wide Planting Strip	Narrow Planting Strip	Single Planter			

\*Sidewalk required for residential or commercial buildings



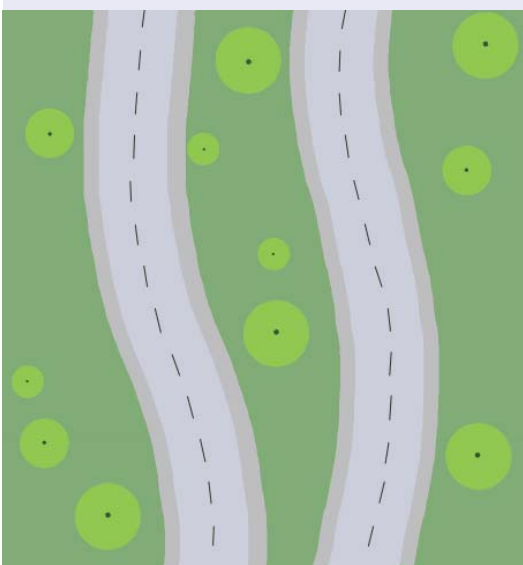
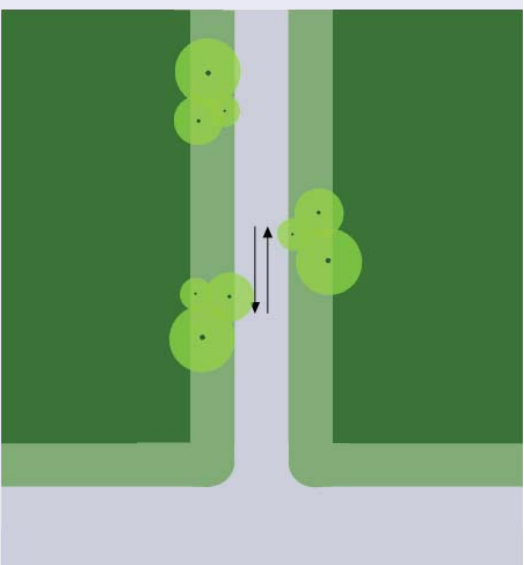
Use Pattern

**TABLE 209-6G\* Complete Assemblies:** are Examples assembled from the elements that appear in Tables 209-6A through 209-6F. These Assemblies are identified known by a key which gives the thoroughfare consisting of the thoroughfare type, followed by the right-of-way width, followed by the pavement width (for example: SS-57-20). The assembled thoroughfares are drawn to scale and the supporting information appears below them. Some of the assemblies may require an additional 10-12 feet of right-of-way and pavement width to meet the connectivity requirement for the Bicycle Network. An example of this added right-of-way and pavement width requirement is shown with SS-72-46, which is SS-62-36 with bike lanes. The assemblies that are eligible to add right-of-way and pavement for the purpose of bike lanes with which will be noted. Additional right-of-way might also be necessary to accommodate utilities without disrupting the and streetscape vegetation. An alternative to additional right-of-way at the front of the lot would be placing utilities in the alley. If an alley is to be used for garbage pickup, it must be constructed to street standards as shown in AL-24-18, (R)AL-20-10 or (C)AL-20-20. Alleys designated for emergency access or garbage collection must comply with additional standards set forth in the International Fire Code and by the City of San Antonio Solid Waste Department, respectively. In infill conditions, some assemblies may require narrower dimensions to accommodate existing right-of-way and building conditions.



THOROUGHFARE STREETScape

- TYPES
- RR: Rural Road
  - PW: Parkway
  - AL: Alley
  - RS: Residential Street
  - SS: Standard Street
  - CS: Commercial Street
  - BV: Boulevard
  - AV: Avenue

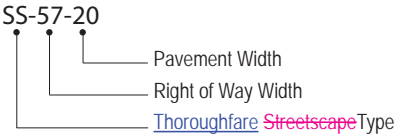


RR-52-20

PW- Var- 72

Transect	T1, T2, T3
Type	Rural Road
Movement	Slow Movement
Traffic Lanes	2 Lanes @ 10 ft.
Parking Lanes	None
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	None
Planter Width	16 ft.
Total R.O.W.	52 ft.
Curb Radius	10-15 ft. 25 ft.
Design Speed	Below 20 MPH 15-20 MPH
Road Edge Treatment	Swale
Planter Type Planting	Continuous Planting Strip Swale

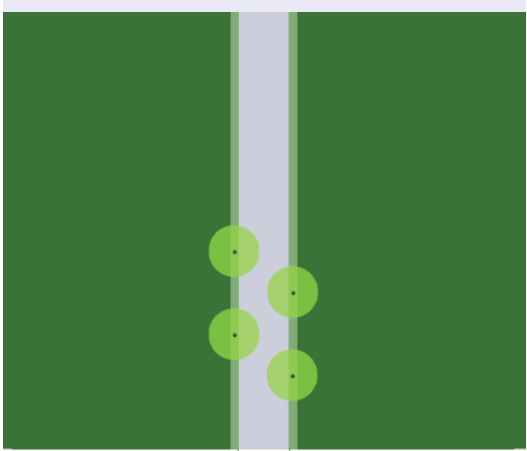
T1, T2	Parkway
Free Movement	
4 lanes @ 12 ft.	
None	
None	
72 ft.	
None	
None	
None	
Varies	
20-30 ft. 25 ft.	
35 MPH	
Swale	
Continuous Planting Strip Swale Trees Clustered	



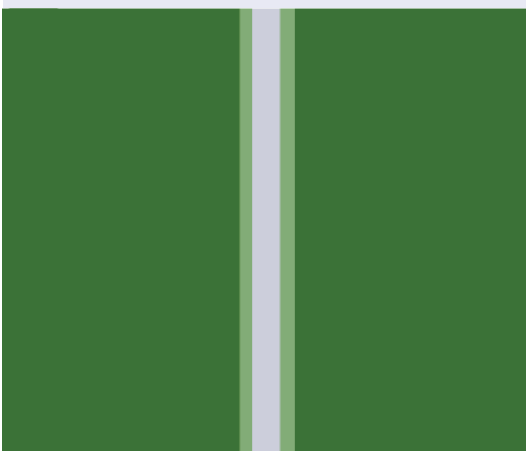
**THOROUGHFARE STREETScape**

**TYPES**

- RR: Rural Road
- PW: Parkway
- AL: Alley
- RS: Residential Street
- SS: Standard Street
- CS: Commerical Street
- BV: **Boulevard** Boulevard
- AV: Avenue



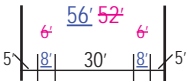
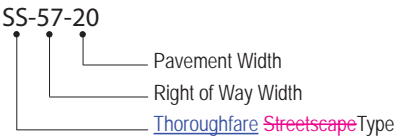
AL-24-18



(R)AL-20-10

Transect	T3, T4, T5, T6
Type	Alley
Movement	Yield Movement
Traffic Lanes	Yield @ 18 ft.
Parking Lanes	None
Bike Lanes	None
Total Pavement Width	18 ft.
Median	None
Sidewalk Width	None
Planter Width	3 ft. <b>feet</b> both sides
Total R.O.W.	24 ft.
Curb Radius	Alley apron
Design Speed	15 MPH
Road Edge Treatment	Inverted crown with header curb
Planter Type <b>Planting</b>	<b>None</b>

T3, T4, T5, T6
Residential Alley
Yield Movement
Yield @ 10 ft.
Unmarked both sides
None
10 feet , plus 5 feet pervious base each side
None
None
None
20 ft.
Alley Apron
15 MPH
Inverted crown with header curb
<b>None</b>

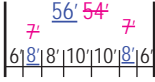
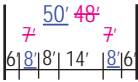
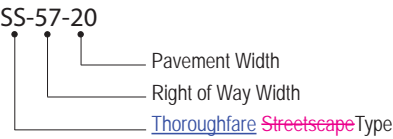


THOROUGHFARE STREETScape

- TYPES
- RR: Rural Road
  - PW: Parkway
  - AL: Alley
  - RS: Residential Street
  - SS: Standard Street
  - CS: Commercial Street
  - BV: Boulevard
  - AV: Avenue

	(C) AL-20-20
Transect Type Movement	T4, T5, T6 Commercial Alley Slow Movement
Traffic Lanes	Two one ways @ 10 ft.
Parking Lanes	Unmarked both sides
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	None
Planter Width	None
Total R.O.W.	20 ft.
Curb Radius	Alley Apron
Design Speed	15 MPH
Road Edge Treatment	Inverted crown with header curb
Planter Type Planting	None

	RS-5652-30
Transect Type Movement	T3, T4 Residential Street Yield Movement
Traffic Lanes	Yield @ 30 ft.
Parking Lanes	Unmarked both sides
Bike Lanes	None
Total Pavement Width	30 ft.
Median	None
Sidewalk Width	5 ft. both sides
Planter Width	8 ft. 6 ft. both sides
Total R.O.W.	56' ft. 52' ft.
Curb Radius	10 ft. 25' ft.
Design Speed	15-20 MPH
Road Edge Treatment	Open Swale (T3) or Raised Curb (T4)
Planter Type Planting	Continuous Planting Strip Trees clustered, averaging 30' on center (O.C.)

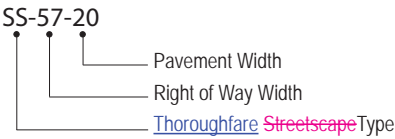


THOROUGHFARE STREETScape

- TYPES
- RR: Rural Road
  - PW: Parkway
  - AL: Alley
  - RS: Residential Street
  - SS: Standard Street
  - CS: Commercial Street
  - BV: ~~Boulevard~~ Boulevard
  - AV: Avenue

	SS-50 48-22
Transect Type Movement	T3, T4 Standard Street Free Movement
Traffic Lanes	One One-Way @ 14 ft.
Parking Lanes	One side @ 8 ft. marked
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	6 ft.
Planter Width	8 ft. 7 ft.
Total R.O.W.	50 ft. 46 ft.
Curb Radius	10-15 ft. 25 ft. if Swale, 15 ft. if Curb
Design Speed	20-25 MPH
Road Edge Treatment	Raised Curb or Swale
Planter Type Planting	Continuous Planting Strip Trees at 30' o.c. Avg

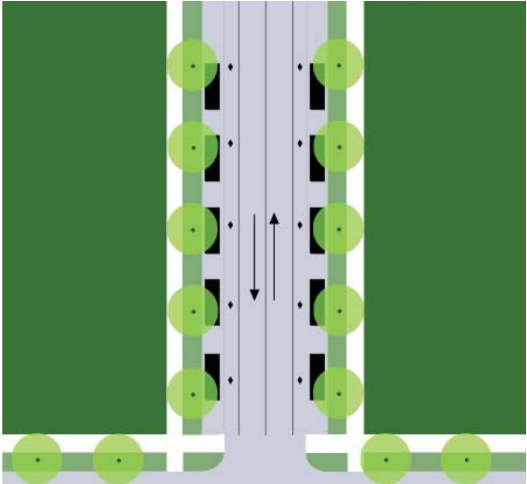
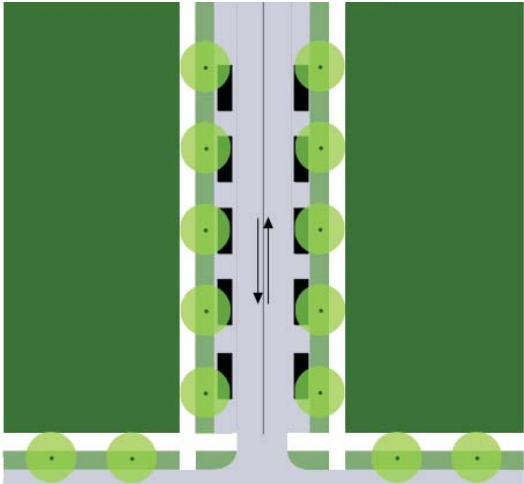
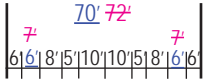
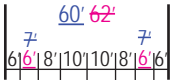
	SS-56 54-28
Transect Type Movement	T5, T6 Standard Street Free Movement
Traffic Lanes	Two One-Way @ 10 ft.
Parking Lanes	One side @ 8 feet marked
Bike Lanes	None
Total Pavement Width	28 ft.*
Median	None
Sidewalk Width	6 ft.
Planter Width	8 ft. 7 ft.
Total R.O.W.	56 ft.* 54 ft.*
Curb Radius	10-15 ft. 25 ft. if Swale, 15 ft. if Curb
Design Speed	25 MPH
Road Edge Treatment	Raised Curb
Planter Type Planting	Continuous Planting Strip Trees at 30' o.c. Avg
*May require additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network	



THOROUGHFARE STREETScape

TYPES

- RR: Rural Road
- PW: Parkway
- AL: Alley
- RS: Residential Street
- SS: Standard Street
- CS: Commercial Street
- BV: Boulevard
- AV: Avenue



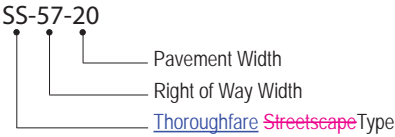
SS 60 62-36

SS 70 72-46 (SS 62-36 with Bike Lanes)

Transect	T5, T6
Type	Standard Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 10 ft.
Parking Lanes	8 ft. marked
Bike Lanes	None
Total Pavement Width	36 ft.
Median	None
Sidewalk Width	6 ft.
Planter Width	6 ft. 7 ft.
Total R.O.W.	60 ft.* 62 ft.*
Curb Radius	10-15 ft. 25 ft. if Swale, 15 ft. if Curb
Design Speed	20-25 MPH
Road Edge Treatment	Curb
Planter Type Planting	Continuous Planting Strip Trees at 30' o.c. Avg

\*May require additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network (see SS 72-46)

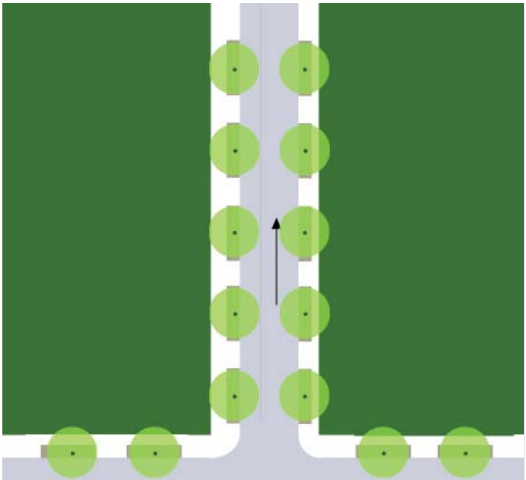
Transect	T5, T6
Type	Standard Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 10 ft.
Parking Lanes	8 ft. marked
Bike Lanes	5 ft. marked
Total Pavement Width	46 ft.
Median	None
Sidewalk Width	6 ft.
Planter Width	6 ft. 7 ft.
Total R.O.W.	70 ft.* 72 ft.*
Curb Radius	10-15 ft. 25 ft. if Swale, 15 ft. if Curb
Design Speed	20-25 MPH
Road Edge Treatment	Curb
Planter Type Planting	Continuous Planting Strip Trees at 30' o.c. Avg



THOROUGHFARE STREETScape

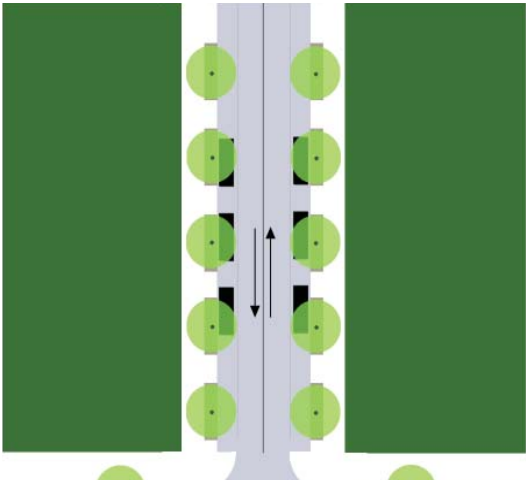
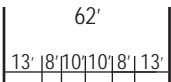
TYPES

- RR: Rural Road
- PW: Parkway
- AL: Alley
- RS: Residential Street
- SS: Standard Street
- CS: Commercial Street
- BV: Boulevard
- AV: Avenue



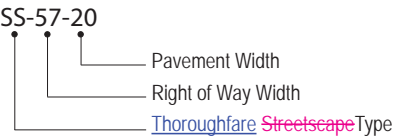
CS-47-22

Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	One One-Way @ 12 ft..
Parking Lanes	One side @ 8 ft. marked
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	13 ft./ 12 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	47 ft.* 41 ft.
Curb Radius	15 ft.
Design Speed	25-30 MPH
Road Edge Treatment	Curb
Planter Type Planting	Tree Wells Trees at 30' o.c. Avg
*May require additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network	



CS-62-36

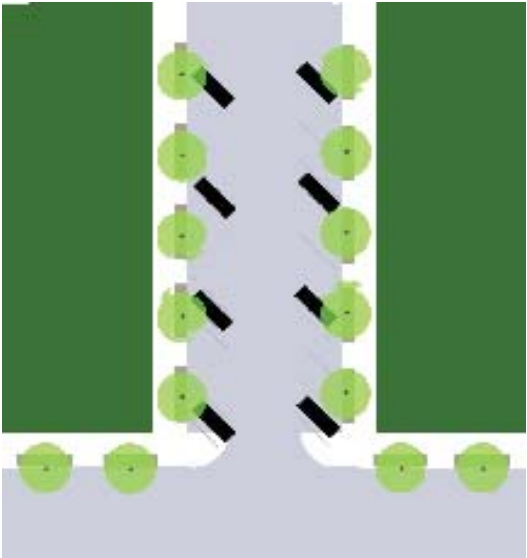
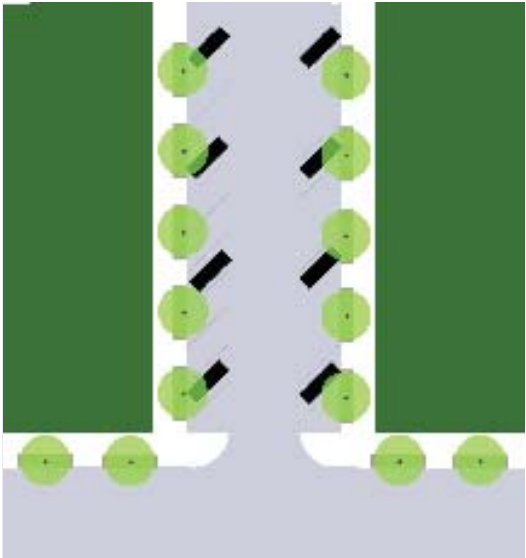
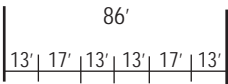
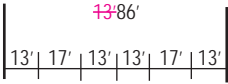
Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 10 ft. lanes
Parking Lanes	Both sides @ 8 ft. marked
Bike Lanes	None
Total Pavement Width	36 ft.
Median	None
Sidewalk Width	13 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	62 ft.*
Curb Radius	15 ft.
Design Speed	25 MPH
Road Edge Treatment	Curb
Planter Type Planting	Tree Wells Trees at 30' o.c. Avg
*May require additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network	



THOROUGHFARE STREETScape

TYPES

- RR: Rural Road
- PW: Parkway
- AL: Alley
- RS: Residential Street
- SS: Standard Street
- CS: Commercial Street
- BV: Boulevard
- AV: Avenue



CS-86-60

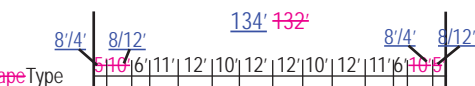
CS-86-60- Reverse Back in Parking

Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 13 ft.
Parking Lanes	Both sides angled @ 17 ft. marked
Bike Lanes	None
Total Pavement Width	54 feet
Median	none
Sidewalk Width	13 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	86 ft.
Curb Radius	15 ft.
Design Speed	25-30 MPH
Road Edge Treatment	Curb
Planter Type Planting	Tree Wells Trees at 30' o.c. Avg

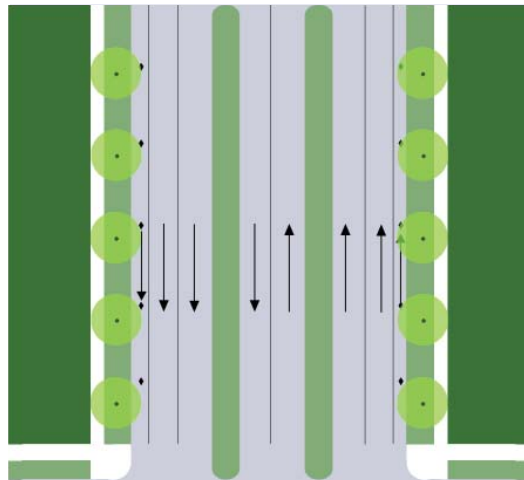
Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 13 ft.
Parking Lanes	Both sides angled @ 17 ft. marked
Bike Lanes	None
Total Pavement Width	54 ft.
Median	none
Sidewalk Width	13 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	86 ft.
Curb Radius	15 ft.
Design Speed	25-30 MPH
Road Edge Treatment	Curb
Planter Type Planting	Tree Wells Trees at 30' o.c. Avg

SS-57-20

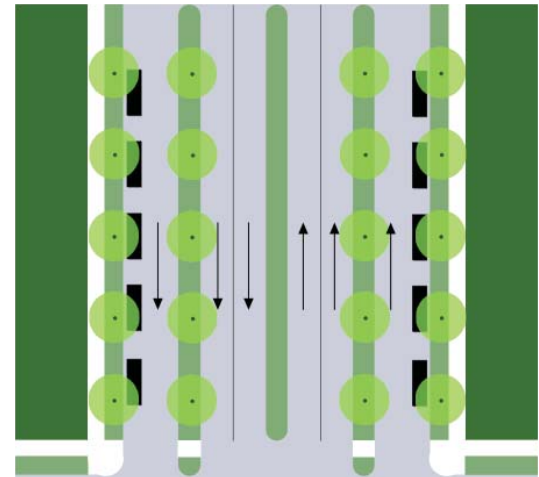
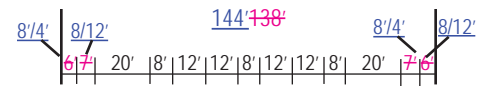
Pavement Width  
 Right of Way Width  
 Thoroughfare Streetscape Type

**THOROUGHFARE STREETScape****TYPES**

RR: Rural Road  
 PW: Parkway  
 AL: Alley  
 RS: Residential Street  
 SS: Standard Street  
 CS: Commercial Street  
 BV: **Boulevard**  
 AV: Avenue

BV-134**132**-82

Transect Type Movement	T3, T4, T5, T6 Transit Boulevard Free Movement
Traffic Lanes	4 lanes Automobile @ 12 or 11 ft.; 2 Bus lanes @ 12 ft.
Parking Lanes	None
Bike Lanes	2 bike lanes @ 6 ft.
Total Pavement Width	82 feet
Median	2 medians @ 10 ft.
Sidewalk Width	8 ft. (T3, T4) 12 ft. (T5, T6) <b>5 ft.</b>
Planter Width	8 ft. (T3, T4) 4 ft. (T5, T6) <b>10 ft.</b>
Total R.O.W.	134 ft. <b>132 ft.</b>
Curb Radius	10-15 ft.
Design Speed	35 and Above MPH; below 20 MPH slip roads
Road Edge Treatment	Curb
Planter Type <b>Planting</b>	Continuous Planting Strip <b>Trees at 30' o.c. Avg</b>

BV-144**138**-88

Transect Type Movement	T3, T4, T5, T6 Boulevard Free Movement
Traffic Lanes	4 lanes @ 12 ft.
Parking Lanes	8 ft. (unmarked in a 20 foot lane)
Bike Lanes	None
Total Pavement Width	88 ft.
Median	3 Medians @ 8 ft.
Sidewalk Width	8 ft. (T3, T4) 12 ft. (T5, T6) <b>5 ft.</b>
Planter Width	8 ft. (T3, T4) 4 ft. (T5, T6) <b>7 ft.</b>
Total R.O.W.	144 ft. <b>138 ft.</b>
Curb Radius	10-15 ft.
Design Speed	35 and Above MPH; below 20- <b>25</b> MPH slip roads
Road Edge Treatment	Curb
Planter Type <b>Planting</b>	Continuous Planting Strip <b>Trees at 30' o.c. Avg</b>





**COMMON BICYCLE BIKE FACILITIES**

**BICYCLE BIKE LANE:** The portion of a roadway designated by striping, signage, and markings located outside of the vehicle lane for the exclusive use of bicyclists. (Minimum 5 feet wide; Recommended 5 feet wide)



**BICYCLE BIKE ROUTE:** A roadway, which is open to both bicycle and motor vehicle travel that has been designated by signage, ~~not marked~~, as a preferred route for bicycle use. Routes may be located on existing roadways, streets with curb lanes, or roads with a paved shoulder that meet the minimum lane width requirement. (Minimum outside lane width of 14 feet)



**MULTI-USE OR SHARED-USE PATH:** A multi-use path separated from the roadway by an open space or barrier (~~minimum 3 feet wide~~). Shared-use paths may also be used by pedestrians, skaters, wheelchair users, joggers and other non-motorized users. (Minimum 8 feet wide; Recommended 10 to 12 feet wide)

**ADDITIONAL BICYCLE ACCOMMODATIONS**





~~**IMPROVED SHOULDER OR EDGE LINE:** The paved portion of a roadway to the right of a white edge line, which functions as a bicycle Bike lane without signage or pavement markings. The City of San Antonio uses This treatment may be used when on street parking is prevalent or when minimum street widths are not adequate to provide full bicycle facilities or on rural roadways. (Varying widths, generally 4 to 6 feet)~~



~~**WARNING SIGNAGE:** Signage to indicate to motorists that bicyclist may be present, and their legal responsibility to share the road with cyclists. Also installed in advance of bicycle facilities.~~



**TABLE 209-8: Street Lighting Design Requirements: ~~Illustrations~~** Requirements vary according to Transect Zone. All lighting components shall be approved by the utility company. ~~Street Lighting varies in brightness (as shown in the text of the code) and also in the character of the fixture according to the rural to urban transect. The table shows five common types. A listed set of street lights corresponding to these types shall~~ would be approved by the utility company.

	T1	T2	T3	T4	T5	T6
<a href="#">Light Post</a> 	20-35 Ft. tall 3-7 ft. Arm length*	20-35 Ft. tall 3-7 ft. Arm length*	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.
<a href="#">Lamp</a> 	18-25 Ft. tall 0.5-2.9 ft. arm length*	18-25 Ft. tall 0.5-2.9 ft. arm length*	15-20 Ft. tall 0.5-2.9 ft. arm length*	12-18 Ft. tall 0.5-2.9 ft. arm length*	10-16 Ft. tall 0.5-2.9 ft. arm length*	10-16 Ft. tall 0.5-2.9 ft. arm length*
<a href="#">Candlestick</a> 		12-18 Ft. tall	12-18 Ft. tall	12-18 Ft. tall	10-16 Ft. tall	10-16 Ft. tall
<a href="#">Candelabra</a> 					10-16 Ft. tall	10-16 Ft. tall

\*Arm length is measured at a right angle from the pole to the light.

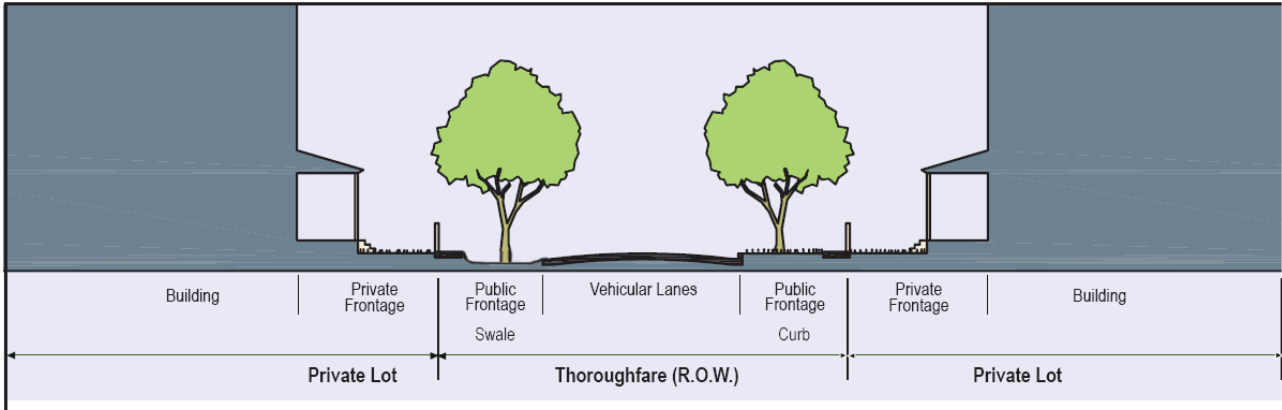
**TABLE 209-9A: Civic Space Types:** The 5 permitted intended types of civic space are diagrammed and described in this table. ~~These are only illustrative; specific designs would be prepared in accordance to these verbal descriptions rather than closely based on these diagrams.~~ For more information reference 209(d)(98)E.

<p>a. <b>Park:</b> A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be <u>linear</u> <del>linear</del>, following the trajectories of natural corridors. The minimum size shall be 8 acres.</p>	 <div>T1 T2 T3</div>
<p>b. <b>Green:</b> An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of <u>vegetation</u> <del>lawn</del> and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres. <u>Greens may be linear, following the trajectories of natural corridors.</u></p>	 <div>T3 T4 T5</div>
<p>c. <b>Square:</b> An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at major the intersections. <del>of important thoroughfares.</del> The minimum size shall be 1/2 acre and the maximum shall be 5 acres. <u>Squares may be linear following the trajectories of the built environment</u></p>	 <div>T4 T5 T6</div>
<p>d. <b>Plaza:</b> An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. <del>Plazas shall be located at the intersection of important streets.</del> The minimum size shall be 1/2 acre and the maximum shall be 2 acres. <u>Plazas may be linear following the trajectories of the built environment</u></p>	 <div>T5 T6</div>
<p>e. <b>Playground:</b> An open space designed <del>and</del> for children's recreation. A playground may include an open shelter and shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <div>T1 T2 T3 T4 T5 T6</div>

**TABLE 209-9B: Allowable Public Transit Facilities by Transect Zone:**

TYPE OF TRANSIT	T1	T2	T3	T4	T5	T6	SD
TRANSIT <del>BUS</del> SHELTER			■	■	■	■	■
TRANSIT <u>CENTER</u> <del>SHELTER</del>					■	■	■
PARK AND RIDE			■	■			■

**TABLE 209-10A: Thoroughfare & Frontage:** This diagram shows how the Thoroughfare Design and Public Frontages (Table 206-6), as well as Private Frontages (Table 209-12) come together to create a streetscape.

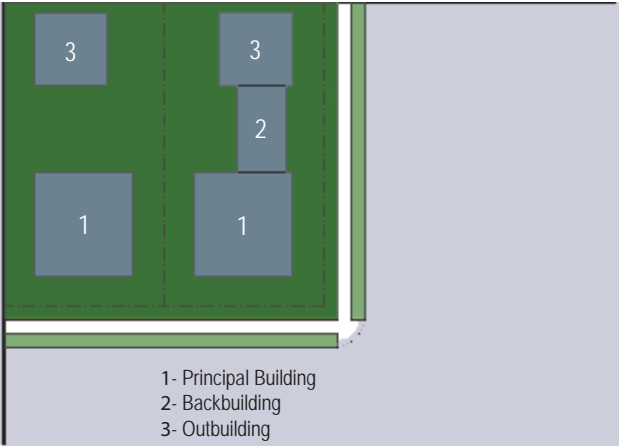


**TABLE 209-10B: Building Disposition:** This diagram illustrates where the Principal, Backbuilding, and Outbuildings are ~~should be~~ located in relation to each other on the lot.

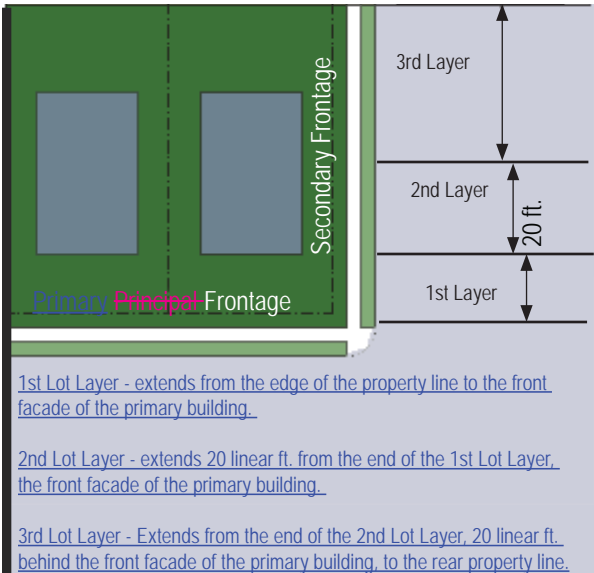
**TABLE 209-10C: Lot Layers:** This diagram illustrates what the location and dimensions of ~~constitutes the different~~ lot layers.

**TABLE 209-10D: Frontage & Lot Lines:** This diagram illustrates the location of the ~~where the~~ Frontage Lines, Lot Lines, Facades, and Elevations on each parcel ~~are located on a lot and building~~.

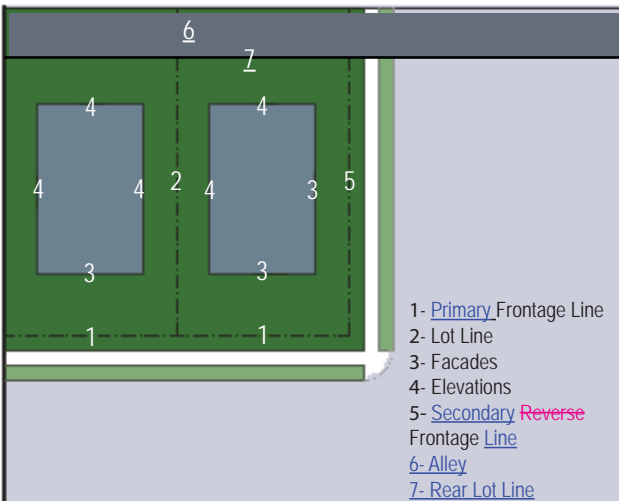
**B. BUILDING DISPOSITION**



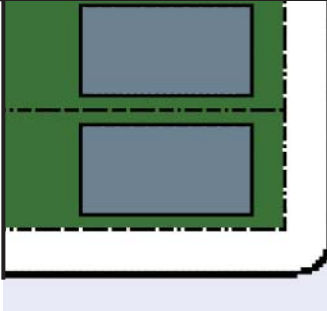
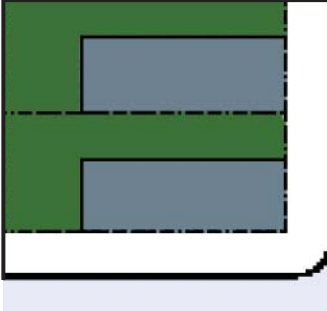
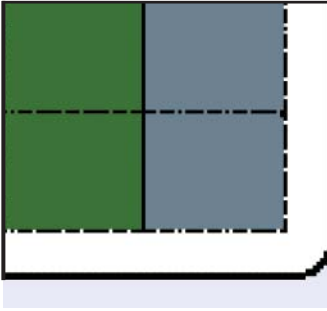
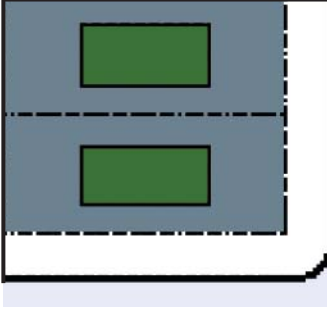
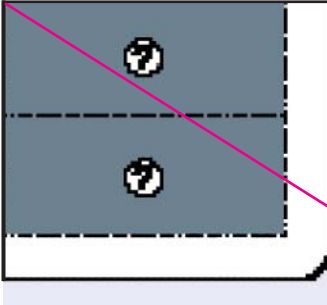
**TABLE 209-10C: LOT LAYERS**



**TABLE 209-10D: FRONTAGE & LOT LINES**



**TABLE 209-11: Building Disposition:** ~~The 5 permitted types of building disposition are diagramed and described in this table.~~ ~~estimates the location of the structure relative to the boundaries of each individual lot, ranging from more rural to more urban types. This provides a rough approximation of the suitable building types for each Transect Zone.~~

<p>a. <b>Edge Yard:</b> A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding.</p>		<div>T1</div> <div>T2</div> <div>T3</div> <div>T4</div>
<p>b. <b>Side Yard:</b> A building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. <del>This type permits systematic climatic orientation in response to the sun or the breeze.</del></p>		<div>T3</div> <div>T4</div> <div>T5</div>
<p>c. <b>Rear Yard:</b> A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.</p>		<div>T4</div> <div>T5</div> <div>T6</div>
<p>d. <b>Court Yard:</b> A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. <del>The high security provided by the continuous enclosure is useful for crime-prone areas.</del></p>		<div>T4</div> <div>T5</div> <div>T6</div>
<p>e. <b>Specialized:</b> <del>A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation, such as factories or airports, are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included. Certain types, such as hospitals, may also require exemption from disposition requirements.</del></p>		<div>SD</div>



**TABLE 209-12: The Private Frontage:** The 8 permitted private frontage types are described and diagrammed in this table. ~~is the layer between the building and the lot line. It is important as it is providing the manner in which the building facade meets the pedestrian. The relationship between this table and Table 209-6 is diagrammed in Table 209-10.~~

	SECTION	PLAN	
a. Common Yard: a frontage wherein the facade is set back substantially from the <u>primary</u> frontage line. The front yard <u>created</u> remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from <u>the</u> higher speed thoroughfares.			<div>T1 T2 T3</div>
b. Porch & Fence: a frontage wherein the facade <u>with an attached porch</u> is set back from the <u>primary</u> frontage line <u>with an attached porch permitted to encroaching</u> . A fence at the frontage line <u>s</u> maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.			<div>T2 T3 T4</div>
c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage line <u>s</u> by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.			<div>T4 T5</div>
d. Forecourt: a frontage wherein a portion of the facade is close to the frontage line <u>s</u> and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. <u>This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</u>			<div>T4 T5 T6</div>
e. Stoop: a frontage wherein the facade is aligned close to the frontage line <u>s</u> with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is <u>usually</u> an exterior stair and landing. This type is <u>suitable recommended</u> for ground-floor residential use.			<div>T4 T5 T6</div>
f. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line <u>s</u> with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.			<div>T4 T5 T6</div>
g. Gallery: a frontage wherein the facade is aligned close to the frontage line <u>s</u> with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.			<div>T4 T5 T6</div>
h. Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line <u>s</u> . This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.			<div>T5 T6</div>

**TABLE 209-13A: Intensity of Function:** Intensity varies by transect zone. Three categories of intensity - restricted, limited and open - regulate the maximum buildout for each lot. For T1 and T2, see table 209-13B. ~~Transect-based functional classifications are gradual rather than categorical (as in conventional use zoning). Residential, lodging, office and retail occur to varying degrees in all urban Transect Zones (T3-T6) in the declension of Restricted, Limited, and Open. For greater precision see Table 209-13B.~~

	T1	T2	T3	T4	T5 T6
a. RESIDENTIAL			Restricted Residential: The number of dwellings on each lot is restricted to one within a principal building and one within an <del>accessory unit</del> <del>ancillary building</del> , with <del>1.25 to 1.5</del> <del>2.0</del> parking places for each. Both dwellings shall be under single ownership. The habitable area of the <del>accessory unit</del> <del>ancillary building</del> shall not exceed <del>600</del> <del>500</del> sq. ft.	Limited Residential: The number of dwellings on each lot is limited by the requirement of <del>1.0 to 1.25</del> <del>4.5</del> parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Table 209- <del>14</del> <del>17</del> ).	Open Residential: The number of dwellings on each lot is limited by the requirement of <del>4.0</del> <del>0.75 to 1.0</del> parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Table 209- <del>14</del> <del>17</del> ).
b. LODGING			Restricted Lodging: The number of bedrooms available on each lot for lodging is limited <del>to 5 and</del> by the requirement of <del>0.8 to 1.0</del> assigned parking place for each bedroom. <del>up to five, in addition to the parking requirement for the dwelling.</del>	Limited Lodging: The number of bedrooms available on each lot for lodging is limited <del>to the</del> by the requirement of <del>0.8 to 1.1</del> <del>4.0</del> assigned parking place for each bedroom, up to twelve, <del>in addition to the parking requirement for the dwelling.</del>	Open Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of <del>0.8 to 1.2</del> <del>4.0</del> assigned parking place for each bedroom.
c. OFFICE/ SERVICE	<del>Residential, Lodging, Office, Retail, Civic, and Other restricted to 1 unit/100 gross acres max.</del>	<del>Residential, Lodging, Office, Retail, Civic, and Other restricted to 1 unit/20 gross acres max.</del>	Restricted Office: The building area available for office use on each lot is restricted to the first story <del>of the principal or the ancillary building</del> and by the requirement of <del>3.0 to 5.0</del> assigned parking places per 1000 square feet of net office space <del>in addition to the parking requirement for each dwelling.</del>	Limited Office: <del>The building area available for office use on each lot is limited. The building area available for office use on each lot is limited to the first story of the principal building and/or to the ancillary building; and</del> by the requirement of <del>3.0 to 5.0</del> assigned parking places per 1000 square feet of net office space <del>in addition to the parking requirement for each dwelling.</del>	Open Office: The building area available for office use on each lot is limited by the requirement of <del>2.0 to 4.0</del> assigned parking places per 1000 square feet of net office space.
d. RETAIL			Restricted Retail: The building area available for retail use is restricted to one block corner locations <del>at the first story for each 300 dwelling units</del> and by the requirement of <del>3.0 to 4.5</del> <del>4.0</del> assigned parking places per 1000 square feet of net retail space <del>in addition to the parking requirement of each dwelling.</del>	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations <del>on residential streets to the first story of buildings on standard streets and avenues and is permitted along the entire block face of boulevards. not more than one per block; and</del> The building area is <del>also limited</del> by the requirement of <del>3.0 to 4.0</del> assigned parking places per 1000 square feet of net retail space <del>in addition to the parking requirement of each dwelling.</del>	Open Retail: The building area available for retail use is limited by the requirement of <del>2.5 to 4.0</del> <del>3.0</del> assigned parking places per 1000 square feet of net retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC			See Table 209-13B.	See Table 209-13B.	See Table 209-13B.
f. OTHER			See Table 209-13B.	See Table 209-13B.	See Table 209-13B.



**TABLE 209-13B Specific Function by Transect:** This table regulates the permitted functions by Transect Zone. Functions not found in this table are prohibited. ~~Transect-based functional classifications are gradual rather than categorical (as in conventional use zoning). Residential, lodging, office and retail occur to varying degrees in all urban Transect Zones (T3-T6) in the declension of Restricted, Limited, and Open. For more information on specific use permits, reference Sec. 35-423. IT-zones are available for use in any infill village or infill regional center in accordance with 35-209(e). Infill developments can use any transect zone that meets the requirements of 209(e)(2). For more information on Specific Use Permits, reference Sec 35-423.~~

	T1	T2	T3	T4	T5	T6	SD
<b>a. RESIDENTIAL*</b>							
Emergency/Transitional Shelter					<u>■</u>	<u>■</u>	
Home Occupation			<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	
Residential Care Facility			<u>■</u>	<u>■</u>	<u>■</u>		
General Residential		<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	
<b>b. LODGING</b>							
Hotel (no room limit)					<u>S</u>	<u>S</u>	➡
Inn (up to 12 rooms)		■		■	<u>■</u>	<u>■</u>	
Inn (up to 5 rooms)		■	■	■	■	■	
Private Dormitory				■	■	■	➡
<b>c. OFFICE / SERVICE</b>							
Office <del>Space</del> building				■	■	■	➡
Live-Work Unit			■	■	■	■	
Professional & Personal Services				<u>■</u>	<u>■</u>	<u>■</u>	
<b>d. RETAIL</b>							
Open-Market <del>building</del>		■		■	■	■	➡
Retail <del>space</del> building			<u>■</u>	■	■	■	➡
<del>Display gallery</del>				■	■	■	➡
Restaurant				■	■	■	➡
Bar/Tavern				<u>■</u>	■	■	➡
<b>e. CIVIC</b>							
Bus Shelter			■	■	■	■	➡
<del>Convention Center</del>							➡
<del>Convention</del> Conference Center					■	■	➡
Visitors Center <del>Exhibition Center</del>	<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	■
Fountain or Public Art		■	■	■	■	■	➡
Library			■	■	■	■	➡
<del>Live</del> Theater				■	■	■	➡
<del>Movie theater</del>	<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	■	■	■
Museum			■	■	■	■	➡
Outdoor auditorium		■	■	■	■	■	➡
<del>Parking Structure*</del>				<u>■</u>	■	■	■
<del>Transit/Passenger Terminal</del>					■	■	■
<del>Playground</del>		■	■	■	■	■	■
Sports Stadium						■	■
<del>Primary Use Parking Lot</del>				■	<u>■</u>	■	■
Religious Assembly	■	■	■	■	■	■	➡
<del>Transit Center</del>					■	■	➡
<del>Park and Ride</del>			■	■			■
Public Utility Structure or Facility		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	➡

**KEY**

- Permitted By Right
- Permitted on B-Grid Streets only
- S Specific Use

\* Residential building types are continued on Table 209-15.

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	SD
Grain Storage	■	■					■
Livestock Pen	■	■					■
Nursery/Greenhouse	■	■	■				■
Stable	■	■					■
Outdoor Kennel	■	■					■

**KEY**

- Permitted By Right  
□ Permitted on B-Grid Streets only  
S Specific Use

f. OTHER: AUTOMOTIVE							
Gasoline Station		■	■	■	□	□	■
Automobile Service / Repair					□	□	■
Truck Maintenance					□	□	■
Drive-Through Facility					□	□	■
Rest Stop	■	■					■
Outdoor Vehicle Sales							■
Shopping Center							■
Primary Use Parking Lot				□	□	□	
Parking Structure*				■	■	■	
Truck Depot							■

f. OTHER: CIVIL SUPPORT							
Fire Station			■	■	■	■	■
Police Station			■	■	■	■	■
Cemetery		■					■
Funeral Home				■	■	■	■
Hospital					■	■	■
Medical Clinic				■	■	■	■

f. OTHER: EDUCATION							
College/University				■	■	■	■
High School			■	■	■	■	■
Trade School				■	■	■	■
Elementary School			■	■	■	■	■
Other-Childcare Center		■	■	■	■	■	■

f. OTHER: INDUSTRIAL							
Heavy Industrial Facility							■
Light Industrial Facility					■	■	■
Wireless Facilities Truck Depot		■	■	■	■	■	■
Laboratory Facility							■
Water supply facility							■
Sewer and waste facility							■
Electric substation							■
Ancillary Light Industrial Use				■	■	■	■
Cremation Facility							■
Warehouse							■
Produce Storage							■
Mini Storage				□	□		■

\* All parking structures shall have a liner building of at least two stories and 20 ft. depth on the primary and secondary frontages.

~~TABLE 209-14B PARKING STANDARDS: SHARING FACTOR~~

## Use Pattern

**TABLE 209-14A, and 209-14B, and 209-14C Required-Parking Requirements and Sharing Factor:** The Minimum Required Parking table (209-14A & 14B) summarizes the parking requirements of Table 209-13A 209-6D for each site or, conversely, the amount of building allowed on each site given the parking available. Use the Sharing Factor (209-14CB) to account for shared parking spaces. When three functions share parking, use the lowest factor so that enough parking is assured. in the event of mixed use (defined as two dissimilar functions occurring within any two adjacent blocks or a proximity). The actual parking required is calculated by adding the total number of spaces required by each separate function and dividing the total by the appropriate factor from the Sharing Factor matrix. An example of this calculation: The residential function requires 10 spaces while the office portion requires 12 spaces. Independently they would require 22 spaces, but when divided by the sharing factor of 1.4, they would require only 16 spaces. A second way to calculate: If there is a total of 22 spaces available for residential and office, multiplying this by the factor 1.4 gives the equivalent of 30 spaces. Buildings may be designed to a functional density corresponding to 30 parking spaces. (Note: When three functions share parking, use the lowest factor so that enough parking is assured).—

TABLE 209-14A

	MINIMUM REQUIRED PARKING (See Table 209-13A)		
	T2   T3	T4	T5   T6
RESIDENTIAL	2+0 <u>1.25</u> / dwelling	1+5 <u>1.0</u> / dwelling	1+0 <u>0.75</u> / dwelling
LODGING	1+0 <u>0.8</u> / bedroom	1+0 <u>0.8</u> / bedroom	1+0 <u>0.8</u> / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4+0 <u>3.0</u> / 1000 sq. ft.	<u>3.0</u> 4+0 / 1000 sq. ft.	3+0 <u>2.5</u> / 1000 sq. ft.
CIVIC	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts		
OTHER	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts		

**TABLE 209-14B**

	MAXIMUM REQUIRED PARKING (See Table 209-13A)		
	T2	T3	T4
RESIDENTIAL	1.5 / dwelling	1.25 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.1 / bedroom	1.2 / bedroom
OFFICE	5.0 / 1000 sq. ft.	5.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
RETAIL	4.5 / 1000 sq. ft.	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
CIVIC	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts		
OTHER	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts		

TABLE 209-14C 14B

SHARING FACTOR				
Function	with		Function	
RESIDENTIAL			RESIDENTIAL	
LODGING			LODGING	
OFFICE		1	OFFICE	
RETAIL	12	17	RETAIL	12
	13	1		13
	12	12		12
		1		

### EXAMPLE

The residential function requires 10 spaces while the office portion requires 12 spaces. Independently they would require 22 spaces, but when divided by the sharing factor of 1.4, they would require only 16 spaces. A second way to calculate: If there is a total of 16 spaces available for residential and office, multiplying this by the factor 1.4 gives the equivalent of 22 spaces. Buildings may be designed to a functional density corresponding to 22 parking spaces.

**TABLE 209-14D and 209-14E Minimum Required Bicycle Parking and Minimum Required Long Term Bicycle Parking:** The Required Bicycle Parking table (209-14D) summarizes the parking requirements for each site by transect zone. The Minimum Required Long Term Bicycle Parking table (209-14E) depicts the minimum percentage of long term parking spaces that are required per Transect Zone. For example, a 100-unit residential complex with 3000 square feet of retail in T3 would be required to have 15 total bicycle parking spaces including one long term space. That same site located in a T5 would be required to have a total 65 bicycle parking spaces including a minimum of 13 long term spaces.

**TABLE 209-14D**

	MINIMUM REQUIRED BICYCLE PARKING		
	T2	T3	T4
	T5		T6
<u>RESIDENTIAL and LODGING</u>	<u>1.0 / 8 units</u>		<u>1.0 / 5 units</u>
<u>OFFICE</u>	<u>1.0 / 1000 sq. ft.</u>		<u>2.0 / 1000 sq. ft.</u>
<u>RETAIL</u>	<u>1.0 / 1000 sq. ft.</u>		<u>6.0 / 1000 sq. ft.</u>
<u>CIVIC</u>	<u>2.0 / 1000 sq. ft.</u>		<u>3.0 / 1000 sq. ft.</u>
<u>OTHER</u>	<u>1.0 / 1000 sq. ft.</u>		<u>4.0 / 1000 sq. ft.</u>

**TABLE 209-14E**

MINIMUM REQUIRED LONG TERM BICYCLE PARKING	
T2	5% of total required bicycle parking or 1 space (which ever is greater)
T3	5% of total required bicycle parking or 1 space (which ever is greater)
T4	10% of total required bicycle parking or 1 space (which ever is greater)
T5	20% of total required bicycle parking or 1 space (which ever is greater)
T6	40% of total required bicycle parking or 1 space (which ever is greater)

**TABLE 209-15 Residential Building Types:** The location of permitted residential building types varies by transect zone.

a. RESIDENTIAL	T1	T2	T3	T4	T5	T6	SD	
<a href="#">Apartment building</a>				■	■	■		■ Permitted
<a href="#">Townhouse</a>				■	■	■		
<a href="#">Duplex</a>				■	■			
<a href="#">Sideyard House</a>			■	■	■			
<a href="#">Cottage</a>			■	■				
<a href="#">Detached House</a>		■	■	■				
<a href="#">Estate House</a>		■						
<a href="#">Accessory Unit</a>		■	■	■	■			
<a href="#">Loft</a>					■	■		
<a href="#">Live / Work Unit</a>			■	■	■	■		
<a href="#">Courtyard Building*</a>				■	■	■		*Courtyard Building includes Hybrid Court and Bungalow Court
<a href="#">Stacked Flats</a>				●	●	■		
<a href="#">Triplex</a>				■	■			
<a href="#">Quadplex</a>				■	■			
<a href="#">Mixed-Use Building**</a>				■	■	■		**Mixed Use Building includes Tower on Podium, Commercial Block and Liner Buildings

**TABLE 209-16 Vibration Levels for Industrial Functions:** This table is to be used to determine vibration thresholds for Section 35-209(f)(2)(C)(4).

Frequency (Cycles Per Second)	Vibration in Inches	
	Steady-State	Impact
<a href="#">0 to 10</a>	<a href="#">0.0005</a>	<a href="#">0.0010</a>
<a href="#">10 to 20</a>	<a href="#">0.0004</a>	<a href="#">0.0008</a>
<a href="#">20 to 30</a>	<a href="#">0.0003</a>	<a href="#">0.0005</a>
<a href="#">30 to 40</a>	<a href="#">0.0002</a>	<a href="#">0.0004</a>
<a href="#">40 and over</a>	<a href="#">0.0001</a>	<a href="#">0.0002</a>

[illegible]

A. ALLOCATION OF ZONES							
Hamlet (H)	50 % min.		10 - 40 %	10 -40 %	not permitted	not permitted	<a href="#">not applicable</a>
Village (V)	no minimum	no minimum	10 - 40 %	20 - 60 %	10 - 45 %	not permitted	<a href="#">not applicable</a>
Regional Center (R)	no minimum	no minimum	not permitted	10 - 40 %	10 - 60 %	20 - 70 %	<a href="#">not applicable</a>
Infill Village	not <a href="#">permitted</a> <a href="#">applicable</a>	not <a href="#">permitted</a> <a href="#">applicable</a>	10 - 80%	10 - 80%	10 - 80%	not <a href="#">permitted</a> <a href="#">applicable</a>	<a href="#">not applicable</a>
Infill Regional Center	not <a href="#">permitted</a> <a href="#">applicable</a>	not <a href="#">permitted</a> <a href="#">applicable</a>	not <a href="#">permitted</a> <a href="#">applicable</a>	10 - 80%	10 - 80%	10 - 80%	<a href="#">not applicable</a>

B. <u>BASE-RESIDENTIAL OVERALL</u> DENSITY							
By Right	<del>1-unit/100 ac. gross max.</del> <u>not applicable</u>	<del>1-unit/20 ac. gross max.</del> <u>not applicable</u>	2 unit / ac. gross max.	4 units / ac. gross max.	6 units / ac. gross max.	12 units / ac. gross max.	<u>9 units / ac. gross max.</u>
By Density Bonus	<u>not applicable</u>	<u>not applicable</u>	4 units / ac. gross min.	8 units / ac. gross min.	12 units / ac. gross min.	no min. <sup>1</sup>	<u>not applicable</u>
Other Functions	<del>by-exception</del> <u>not applicable</u>	<del>by-exception</del> <u>not applicable</u>	0 - 20 %	10 - 30 %	30 - 60 %	30 - 70 %	<u>not applicable</u>
Infill Option	<u>not applicable</u>	<u>not applicable</u>	<u>2 unit / ac. gross min.</u>	<u>4 units / ac. gross min.</u>	<u>6 units / ac. gross min.</u>	<u>no min.</u>	<u>not applicable</u>

C. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max <sup>2</sup>	3400 ft. max
Block Face Length	no maximum	no maximum	700 ft. max	700 ft. max	600 ft. max	600 ft. max	850 ft. max

D. PUBLIC FRONTAGES (see Table 209-6E and 209-6F)							
PW	permitted	permitted	not permitted	not permitted	not permitted	not permitted	<a href="#">permitted</a>
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	<a href="#">permitted</a>
RR	permitted	permitted	permitted	not permitted	not permitted	not permitted	<a href="#">permitted</a>
RS	not permitted	not permitted	permitted	permitted	not permitted	not permitted	<a href="#">permitted</a>
SS & AV	not permitted	not permitted	permitted	permitted	permitted	permitted	<a href="#">permitted</a>
CS & AV	not permitted	not permitted	not permitted	not permitted	permitted	permitted	<a href="#">permitted</a>
Allev	not permitted	not permitted	permitted	permitted	required	required	<a href="#">permitted</a>

E. CIVIC SPACE (see Table 209-9A)							
Park	permitted	permitted	permitted	not permitted <sup>3</sup>	not permitted <sup>3</sup>	not permitted <sup>3</sup>	<a href="#">permitted</a>
Green	not permitted	not permitted	permitted	permitted	permitted	not permitted	<a href="#">permitted</a>
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted	<a href="#">permitted</a>
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted	<a href="#">permitted</a>
Playground	permitted	permitted	permitted	permitted	permitted	permitted	<a href="#">permitted</a>

F. LOT OCCUPATION							
Lot Primary Frontage Width	not applicable by exception	720 ft. min. 25 ac. avg.	5,000 sq. ft. avg. 35 ft. - 120 ft.	2,500 sq. ft. avg. 25 ft. - 200 ft.	1,500 sq. ft. avg. 18 ft. - 300 ft.	no min. - no max	50 ft. - 850 ft.
Lot Coverage <sup>3,4</sup>	not applicable by exception	by variance	60% max	70% max	80% max	90% max	90% max

G. SETBACKS - PRINCIPAL BUILDING							
Front Setback (Primary/Principal)	not applicable	48 ft. min.	20 ft. min.	6 ft. min. 18 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	10 ft. - 30 ft.
Front Setback (Secondary)	not applicable	48 ft. min.	0 ft. or 12 ft. min. <sup>4,5</sup>	6 ft. min. 18 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	10 ft. - 30 ft.
Side Setback	not applicable	96 ft. min.	12 ft. min.	0 ft. min.	0 ft. min. 12 ft. max	0 ft. min. 24 ft. max	10 ft. - 30 ft.
Rear	not applicable	96 ft. min.	12 ft. min.	3 ft. min.	3 ft. min.	0 ft. min.	10 ft. - 30 ft.
Frontage Buildout	not applicable	not applicable	40% min.	60% min.	80 % min.	80% min	40% min

H. SETBACKS - OUTBUILDING							
Front Setback	not applicable	20 ft. min. + bldg setback	20 ft. min. + bldg setback	24 ft. min. + bldg setback	40 ft. max from rear prop	not applicable 3 <sup>rd</sup> lot layer	20-30 ft + bldg setback
Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft or 3 ft..	0 ft. min	not applicable no max. no min.	0 ft. - 10 ft.
Rear Setback <sup>5</sup>	not applicable	3 ft. min.	3 ft. min	3 ft. min.	3 ft. max	not applicable no max. no min.	3 ft. min

I. BUILDING DISPOSITION (see Table 209-11)							
Edge Yard	permitted	permitted	permitted	permitted	not permitted	not permitted	<a href="#">permitted</a>
Side Yard	not permitted	not permitted	permitted	permitted	permitted	not permitted	<a href="#">permitted</a>
Rear Yard	not permitted	not permitted	not permitted	permitted	permitted	permitted	<a href="#">permitted</a>
Court Yard	not permitted	not permitted	not permitted	permitted	permitted	permitted	<a href="#">permitted</a>

J. PRIVATE FRONTAGES (see Table 209-12)							
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted	<a href="#">not applicable</a>
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted	<a href="#">not applicable</a>
Terrace or L.C.	not applicable	not permitted	not permitted	permitted	permitted	not permitted	<a href="#">not applicable</a>
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	<a href="#">not applicable</a>
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	<a href="#">not applicable</a>
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted	<a href="#">not applicable</a>
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	<a href="#">not applicable</a>
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted	<a href="#">not applicable</a>

K. BUILDING HEIGHT							
Principal Building	not applicable	2 stories max.	2 stories max.	4 stories max.	6 stories max., 2 min. <sup>6</sup>	20-15 stories max., 2 min. <sup>6</sup>	8 stories max
Outbuilding	not applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	not applicable 3 stories max	2 stories max

L. <b>BUILDING FUNCTION</b> (see Tables 209-13A & 209-13B)*							
Residential	<a href="#">see table 209-13B</a> restricted use	<a href="#">see table 209-13B</a> restricted use	restricted use	limited use	open use	open use	<a href="#">see table 209-13B</a>
Lodging	<a href="#">see table 209-13B</a> not permitted	<a href="#">see table 209-13B</a> restricted use	restricted use	limited use	open use	open use	<a href="#">see table 209-13B</a>
Office / Service	<a href="#">see table 209-13B</a> not permitted	<a href="#">see table 209-13B</a> not permitted	restricted use	limited use	open use	open use	<a href="#">see table 209-13B</a>
Retail	<a href="#">see table 209-13B</a> not permitted	<a href="#">see table 209-13B</a> not permitted	restricted use	limited use	open use	open use	<a href="#">see table 209-13B</a>

### SECTION (f)

**SECTION (c) & (d)**

1. For purposes of calculating other functions use 16 ac/ gross min.

2. 3000 ft. max. for blocks with parking structures

~~3. Parks built in T4, T5 and T6 shall be created as special districts~~

3.4. Refers to the percentage of the lot that can be covered by the structure

4. 5. A side setback of 0 ft. shall only be allowed on one side lot line if a sideyard house is built.

5. The rear setback shall be measured from the rear lot line as defined on table 209-10A(d). For the purposes of measuring the rear setback, the rear yard may not include easements or Rights-of-Way in an alley as indicated in Sec. 35-516(c).







6. Single story buildings are permitted if they follow all of the following requirements:

a. the buildings are no more than 40% of a linear block face


































b. the buildings are not located on  
\* For specific function, see table 209-13B



TABLE 209-20 Light Imprint Storm Drainage: This table illustrates the best management practice suggestions for mitigation purposes.

	R U R A L					S U B - U R B A N					G E N E R A L U R B A N					U R B A N C E N T E R					U R B A N C O R E					S P E C I A L D I S T R I C T S									
																																			
	<b>T1</b> NATURAL ZONE					<b>T2</b> RURAL ZONE					<b>T3</b> SUB-URBAN ZONE					<b>T4</b> GENERAL URBAN ZONE					<b>T5</b> URBAN CENTER ZONE					<b>T6</b> URBAN CORE ZONE					<b>SD</b> SPECIAL DISTRICTS				
a. PAVING																																			
Compacted Earth	■					■																									<a href="#">■</a>				
Wood Planks	■					■																									<a href="#">■</a>				
McAdam Stone / Tar						■					■																				<a href="#">■</a>				
Plastic Mesh / Geomat						■					■					■															<a href="#">■</a>				
Crushed Stone / Shell						■					■					■															<a href="#">■</a>				
Cast/Pressed Concrete Paver Block											■					■															<a href="#">■</a>				
Grassed Cellular Plastic											■					■										■					<a href="#">■</a>				
Grassed Cellular Concrete											■					■										■					<a href="#">■</a>				
Pervious Asphalt											■					■					■										<a href="#">■</a>				
Asphalt											■					■					■					■					<a href="#">■</a>				
Concrete											■					■					■					■					<a href="#">■</a>				
Stamped Asphalt											■					■					■					■					<a href="#">■</a>				
Stamped Concrete											■					■					■					■					<a href="#">■</a>				
Pea Gravel																■					■										<a href="#">■</a>				
Stone Paving Blocks																■					■					■					<a href="#">■</a>				
Wood Paving Blocks on Concrete																					■					■					<a href="#">■</a>				
Asphalt Paving Blocks																					■					■					<a href="#">■</a>				
b. CHANNEL																																			
Natural Creek	■					■																									<a href="#">■</a>				
Terracing	■					■																									<a href="#">■</a>				
Vegetative Swale	■					■					■															■					<a href="#">■</a>				
Drainage Ditch	■					■					■																				<a href="#">■</a>				
Stone / Rip Rap Channels						■					■																				<a href="#">■</a>				
Vegetative / Stone Swale											■					■										■					<a href="#">■</a>				
Grassed Cellular Concrete											■					■										■					<a href="#">■</a>				
Grassed Cellular Plastic											■					■															<a href="#">■</a>				
Soakaway Trench											■					■															<a href="#">■</a>				
Slope Avenue											■					■															<a href="#">■</a>				
French Drain											■					■															<a href="#">■</a>				
Concrete Pipe											■					■					■					■					<a href="#">■</a>				
Gutter											■					■					■					■					<a href="#">■</a>				
Masonry Trough											■					■					■					■					<a href="#">■</a>				
Planting Strip Trench																■					■										<a href="#">■</a>				
Canal																■					■					■					<a href="#">■</a>				
Sculpted Watercourse, cascades																					■					■					<a href="#">■</a>				
Concrete Trough																					■					■					<a href="#">■</a>				
Shallow Channel Footpath / Rainwater Conveyor																					■					■					<a href="#">■</a>				
Archimedian Screw																					■					■					<a href="#">■</a>				
c. STORAGE																																			
Irrigation Pond						■					■																				<a href="#">■</a>				
Retention Basin with Sloping Bank						■					■																				<a href="#">■</a>				
Retention Basin with Fence						■					■					■															<a href="#">■</a>				
Retention Hollow											■					■															<a href="#">■</a>				
Detention Pond											■					■															<a href="#">■</a>				
Vegetative Purification Bed											■					■										■					<a href="#">■</a>				
Flowing Park											■					■					■										<a href="#">■</a>				
Retention Pond											■					■					■										<a href="#">■</a>				
Landscaped Tree Wells																■					■					■					<a href="#">■</a>				
Pool Pond / Fountain																■					■					■					<a href="#">■</a>				
Grated Tree Wells																					■					■					<a href="#">■</a>				
Underground Valut/Pipe/Cistern-Corrugated Metal																					■					■					<a href="#">■</a>				
Underground Valut/Pipe/Cistern-Precast Concrete																					■					■					<a href="#">■</a>				
Underground Valut/Pipe/Cistern-Cast in Place Concrete																					■					■					<a href="#">■</a>				
Underground Valut/Pipe/Cistern-Plastic																					■					■					<a href="#">■</a>				
Paved Basin																					■					■					<a href="#">■</a>				
d. FILTRATION																																			
Wetland/ Swamp	■					■																									<a href="#">■</a>				
Filtration Ponds	■					■																									<a href="#">■</a>				
Shallow Marsh	■					■					■																				<a href="#">■</a>				
Surface Landscape	■					■					■					■															<a href="#">■</a>				
Natural Vegetation	■					■					■					■					■					■					<a href="#">■</a>				
Green Finger						■					■															■					<a href="#">■</a>				
Bio-Retention Swale						■					■															■					<a href="#">■</a>				
Purification Biotope						■					■																				<a href="#">■</a>				
Roof Garden						■					■					■					■					■					<a href="#">■</a>				
Rain Garden											■					■										■					<a href="#">■</a>				
Detention Pond											■					■															<a href="#">■</a>				
Grassed Cellular Concrete											■					■										■					<a href="#">■</a>				
Grassed Cellular Plastic											■					■															<a href="#">■</a>				
Waterscapes																■					■					■					<a href="#">■</a>				
Grassy Swales	■					■					■					■					■					■					<a href="#">■</a>				
Vegatative Filter Strips	■					■					■					■					■					■					<a href="#">■</a>				
Wet Basins	■					■					■					■					■					■					<a href="#">■</a>				
Constructed Wetlands	■					■					■					■															<a href="#">■</a>				
Bioretention	■					■					■					■					■					■					<a href="#">■</a>				

**TABLE 209-21: Street Tree and Streetscape Tree Illustrations:** Trees in the Public and Private frontages vary in form and by the shape of the canopy, soil compaction tolerance, effect on pavement, height of tree and other factors which determine the types of permitted species within transect zones. ~~Street Trees vary in their form and also in their suitability for urban use. The shape of the canopy must integrate with the degree of setback. In the rural to urban transect the tree's performance regarding root pressure tolerance and other criteria would be specified by species available in the bioregion.~~

PLANTING CHARACTER			T1	T2	T3	T4	T5	T6	UDC
NUMBER OF SPECIES			NATURAL	NATURAL	NATURAL & ORNAMENTAL	ALLEE	ALLEE	OPPORTUNISTIC	
			CLUSTERED MULTIPLE DIVERSE	CLUSTERED MULTIPLE DIVERSE	REGULAR ALTERNATING NATURALISTIC	REGULAR SINGLE OR ALTERNATING	REGULAR SINGLE	SINGLE	
TREES	FORM	NOTES							SIZE
MEXICAN SYCAMORE		60' OR TALLER-FAST GROWING-WIDE CROWN LIFTS PAVEMENT, TWIGGS FALL	X	X	X	X			L
MONTEZUMA CYPRESS		60' OR TALLER, 30' SPREAD, PYRAMIDAL, WET SOILS OK, DROUGHT TOLERANT NATIVE	X	X	X	X			L
BUR OAK		60' OR TALLER- LARGE - BLACKLAND PRAIRIE	X	X	X	X	X		L
PECAN		60', RIPARIAN, SLOW GROWING, GOOD SHADE, NUTS, TWIGGS	X	X	X				L
MEXICAN WHITE LIVE OAK (MONTERREY OAK)		50' NATIVE TO SOUTH TEXAS, UPRIGHT WHEN YOUNG, CAN GET TO 60'	X	X	X	X	X	X	NOT LISTED
SOUTHERN LIVE OAK		50' TALL, BROAD SHAPE, NATIVE, DURABLE, LONG LIVED, GOOD STREET TREE GIVEN ROOM TO	X	X	X	X	X	X	M-L
SABAL PALM		50' - 70' TALL, NATIVE TO SOUTH TEXAS, NARROW FORM		X	X	X	X		NOT LISTED
WINDMILL PALM		35' - 50' TALL, NARROW FORM		X	X	X	X		NOT LISTED
SHUMARD OAK		TO 120' ON RICH BOTTOMLAND SOILS, 60' WIDE, DECIDUOUS	X	X	X				L
CHINKAPIN OAK		MEDIUM SIZED TREE- 30' X 30", LUSH GREEN LEAVES, SOME FALL COLOR,	X		X	X	X	X	M-L
ARIZONA CYPRESS		40' TALL, EVERGREEN, BLUE-GRAY, DROUGHT TOLERANT,	X	X	X				M-L
TEXAS RED OAK		40 TO 50' TALL AND WIDE, FALL COLOR, DROUGHT TOLERANT	X	X	X	X			M-L
CEDAR ELM		40 TO 50' TALL AND WIDE, SOME FALL COLOR, DROUGHT TOLERANT,	X	X	X	X	X	X	M-L
ANAQUA		30 TO 40', WHITE FLOWERS, FRUITS, EVERGREEN	X	X	X				M-L
WILD OLIVE		15' X 15", FLOWERING NATIVE, WILDLIFE ATTRACTOR	X	X	X				NOT LISTED
GOLDENBALL LEAD TREE		15-18' VERY DROUGHT TOLERANT, ROUNDED CROWN, MULTI-TRUNK YELLOW FLOWERS	X	X	X	X			S-M
MESQUITE		30 TO 40', SPINES, DECIDUOUS, NATIVE TO BRUSH COUNTRY, BLOOMS, CAN BE INVASIVE	X	X					S-M
ESCARPMENT BLACK CHERRY		50-60', DECIDUOUS, WHITE FLOWERS, FALL COLOR BLACK FRUITS, GLOSSY GREEN	X	X	X				M-L
LACEY OAK		30' TALL, DECIDUOUS AND SPREADING FORM	X	X	X	X	X		M
MEXICAN PLUM		25' TALL, FLOWERING, FRUITS, DECIDUOUS	X	X	X				S-M
SMALL TREES									
GRAPE MYRTLE		15 TO 45' TALL DEPENDING ON VARIETY, ORNAMENTAL, SHOWY FLOWER COLORS			X	X			NOT LISTED
RUSTY BLACKHAW VIBURNUM		15' LARGE SHRUB OR SMALL TREE, WHITE FLOWERS, RED BERRIES, ENDEMIC	X	X					S
CONDALIA		15' BRUSHY SMALL TREE WITH SPINES, WILDLIFE ATTRACTOR, EXTREMELY DROUGHT TOLERANT	X	X					S-M
RETAMA		15' LARGE SHRUB / SMALL TREE, EXTREMELY DROUGHT TOLERANT	X	X					S-M
YAUPON		15' LARGE SHRUB / SMALL TREE, EXTREMELY DROUGHT TOLERANT, NATIVE, RED BERRIES	X	X	X	X			S-M
EVE'S NECKLACE		15', FALL COLOR, PINK FLOWERS	X	X	X				M-L
TEXAS PERSIMMON		15', NATIVE, DROUGHT TOLERANT, FEMALE HAD BLACK FRUITS, SMOOTH BARK	X	X					S-M
VITEX		SMALL TREE TO 15'-25' LARGE SHRUB	X	X	X				S-M
ANACACHO ORCHID TREE		15', WHITE FLOWERS, SEMI-EVERGREEN	X	X	X	X			S-M
TEXAS REDBUD		15'-25' FLOWERING TREE, GOOD UNDERSTORY TREE	X	X	X	X	X		S-M
DESERT WILLOW		15- 25' SMALL FLOWERING TREE, DROUGHT TOLERANT, ADAPTABLE	X	X					S
TEXAS MOUNTAIN LAUREL		TO 20' IN GOOD SOIL, SMALL EVG. NATIVE, BLOOMS PURPLE AND SMELLS LIKE GRAPE BUBBLEGUM	X	X	X	X	X		S
MEXICAN BUCKEYE		15' SMALL TREE, PINK FLOWERS, YELLOW FALL COLOR, NATIVE, DROUGHT TOLERANT	X	X	X	X			S

APPENDIX "E" TREES NOT USED	NOTES
NOT RECOMMENDED FOR STREET TREES	
BRADFORD PEAR	Short lived
BLACK WILLOW	Riparian, large
COTTONWOOD	Weak wooded, Riparian
HACKBERRY	Weak wooded, short lived
WESTERN SOAPBERRY	Messy fruits, large 30'-50'

